



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
311127-21**

Strategic Housing Development

The demolition of 5 no. houses and commercial unit, and the construction of an apartment development of 463 no. residential units, a creche and associated site works.

Location

Sunnyhill Park, Loughlinstown, Co. Dublin

Planning Authority

Dun Laoghaire Rathdown County Council.

Prospective Applicant

Victoria Homes Developments Ltd.

Date of Consultation Meeting

11th November 2021

Date of Site Inspection

21st October 2021

Inspector

F. Fair

1.0 Introduction

- 1.1.1. 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 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

- 2.1.1. The subject site, comprising 2.88 ha, is located at Sunnyhill Park in Loughlinstown, Co. Dublin within the area of Dun Laoghaire Rathdown Co. Council.
- 2.1.2. The development is located west off the N11 / Bray Road located between Killiney and Kiltiernan, circa. 14km from Dublin City Centre and circa. 6 km from Bray, approximately 6 km south of Dún Laoghaire town centre, 3 Km from Killiney train station, and 1.5 km from Cabinteely Park.
- 2.1.3. The overall development lands currently contain 5 houses and a commercial unit (a garage), with a separate access through a lane off the N11, which are all proposed to be demolished. Sunnyhill Park was built in the 1970s, comprising of large dormer homes, each of the houses area on an acre or more of garden.
- 2.1.4. The N11, Bray Road is located to the east, the 3- 5 storey Ramparts apartment development is located to the south, with a small estate of two-storey houses of Willow Avenue (also shown as Willow Park) to the south of it. The recently constructed 6 storey Beechpark apartment development, of 2 no. apartment blocks of c. 6 storey height (4 -5 storey over basement) and 2 – 3 storey houses is located to the north.

- 2.1.5. The lands immediately to the west, are mostly undeveloped lands and the linear park of the Cherrywood SDZ. The Cherrywood SDZ development lands and the LUAS light rail line are further to the west of this.
- 2.1.6. The site is positioned at the other side of the road from the Shanganagh Vale estate, within the Cherrywood SDZ boundary and outside of the SDZ planning scheme boundary
- 2.1.7. The development is served by the existing bus routes, to Dublin the bus stops are Loughlinstown fly over, 600 m to the south and Carrickmines, Shrewsbury House, 800 m to the north. To Bray the 2 no. nearest stops are within 3 mins walk: Ballybrack, Shanganagh Vale is 50m to the north of the site and Ballybrack, Garrison Mews - 250m to the south. Bus no. 145 is linking the site with Dublin City Centre and Bray. The Cherrywood Luas stop is 1.3km walk to the south (approx. 17minutes) and the nearest Dart stop is Killiney 3 km away.

3.0 Proposed Strategic Housing Development

- 3.1.1. The following development parameters are noted: **Table 1**

Site Area	c. 2.88 hectares
Unit Mix	<ul style="list-style-type: none"> - Demolition of 5 houses and a commercial unit - Construction of 463 apartments, - 174 one-bedroom units (37.5%) - 271 two-bedroom units (58.6%) - 18 three-bedroom units (3.9%)
Non Residential Uses	<ul style="list-style-type: none"> - Café 165 sq. m - Residents amenities space c. 396 sq. m (Gym, yoga room) - Concergie / reception desk & lounge, post room 229 sq. m - Creche 402 sq. m
Density	160.7 uph

Height	8 blocks, ranging from 4-12 storeys in height (including one to two stated lower floors, and noting the overall site's sloping ground levels, on some blocks).
Dual Aspect (apartments)	50.5% It is stated that there will be no north facing, single aspect units, several northeast and northwest orientated, single aspect apartments, but all are overlooking a large open space area.
Cycle Parking	770 spaces at basement level and 232 visitor spaces
Car Parking	Requirement for 638 spaces as per CDP Provision of 267 no. spaces - (261 at basement & 6 no. visitor at surface) Ratio of 0.56 space per unit. 15 motorbike spaces
Public / Communal Open Space	<ul style="list-style-type: none"> - 615sqm of public open space, and - 5,454sq., communal space is proposed, - A total of 13,069sqm open space, stated as representing 26.4% of the site.
Part V	48 units (10%)
Access	Proposed via upgrade off the N11 and tie in with the Ramparts development to the south.
Material Contravention with regard to 3 main points	<ul style="list-style-type: none"> - Building Height {Policy UDG and Building Height Strategy - Car Parking Standards (Table 8.2.3 and Table 8.2.4) - Apartment Development Quantitative Standards (Section 8.2.3.3)

4.0 National and Local Planning Policy

4.1.1. National

Project Ireland 2040 - National Planning Framework

Chapter 4 of the Framework addresses the issue of ‘making stronger urban places’ and sets out a range of objectives which it is considered will assist in achieving same. National Policy Objective 4 sets out to ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

The directly relevant National Policy Objectives as contained within the NPF include: National Policy Objective 3a: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.

National Policy Objective 3b: Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.

National Policy Objective 11: In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

National Policy Objective 13: In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected. National Policy

Objective 35: Increase residential density 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.

National Policy Objective 57 sets out to enhance water quality and resource management, this includes the requirement to ensure that flood risk management informs place making by avoiding inappropriate development in areas at risk of flooding in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. Relevant Section 28 Ministerial Guidelines:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- Design Manual for Urban Roads and Streets (Interim Advice Note Covid -19, May 2020)
- Guidelines for Planning Authorities on Urban Development and Building Heights, 2018
- Sustainable Urban Housing: Design Standards for New Apartments (2018),
- The Planning System and Flood Risk Management (including associated Technical Appendices).
- Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities (2009).
- The Architectural Heritage Protection Guidelines for Planning Authorities (2011).

4.1.2. **Regional Policy**

Regional Spatial and Economic Strategy (RSES) for Eastern and Midland Assembly, 2019.

The vision for the region is to “create a sustainable and competitive Region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all.” The three key principles are Healthy Placemaking, Climate Action and Economic Opportunity.

The RSES sets out 16 Regional Spatial Objectives and the most relevant to this site are:

- Sustainable Settlement Patterns Better manage the sustainable and compact growth of Dublin as a city of international scale and develop Athlone, Dundalk, Drogheda, and a number of key complementary growth settlements of sufficient scale to be drivers of regional growth. (NSO 1, 7, 10)
- Compact Growth and Urban Regeneration Promote the regeneration of our cities, towns, and villages by making better use of under-used land and buildings within the existing built-up urban footprint and to drive the delivery of quality housing and employment choice for the Region’s citizens. (NSO 1)
- Integrated Transport and Land Use Promote best use of Transport Infrastructure, existing and planned, and promote sustainable and active modes of travel to ensure the proper integration of transportation and land use planning. (NSO 2, 6, 8,9)
- Support the Transition to Low Carbon and Clean Energy Pursue climate mitigation in line with global and national targets and harness the potential for a more distributed renewables focussed energy system to support the transition to a low carbon economy by 2050. (NSO 8, 9)

The subject site is located within the Dublin Metropolitan Area. Section 5.3 sets out the guiding principles for the growth of the Dublin Metropolitan Area.

- Integrated transport and land use – Target growth along high quality public transport corridors and nodes linked to the delivery of key public transport projects including Bus Connects, DART expansion and Luas extension programmes and the Metro Link, along with better integration between networks.
- Accelerate housing delivery– Activate strategic residential development areas and support the steady supply of sites to accelerate housing supply and the adoption of

performance based standards to achieve higher densities in the urban built up areas, supported by better services and public transport.

- Co-ordination and active land management - enhanced co-ordination across Local Authorities and relevant agencies to promote more active urban development and land management policies that focus on the development of underutilised, brownfield, vacant and public lands.

4.1.3. **Local Policy**

Dun Laoghaire Rathdown Development Plan 2016-2022

The site is zoned 'Objective A' in the development plan, 'to protect and/or improve residential amenity'. Residential development is 'permitted in principle' under this zoning objective.

There is an objective 'to protect and preserve Trees and Woodlands' to the north east and eastern boundary. There is also an objective to provide for a road to the south into the Ramparts Development.

- Housing policies set out in section 2.1.3 including policy:

RES3: Residential Density, which promotes higher residential densities in the interests of promoting more sustainable development whilst ensuring a balance between this and ensuring the reasonable protection of residential amenities and established character of areas;

RES4: Existing Housing Stock and Densification, which encourages the densification of existing housing stock to retain population levels and RES7: Overall Housing Mix, which encourages the provision of a wide variety of housing and apartment types.

- Transportation policies including Policy ST3: Development on Sustainable Travel and Transportation Policies.
- Section 4.2 Open Space and Recreation including Policy OSR5: Public Open Space Standards; Policy OSR14: Play Facilities.
- Section 7.1.3 Community Facilities including Policy SIC11: Childcare Facilities.

- Section 8.1 Urban Design including Policy UD1: Urban Design Principles and Policy UD3: Public Realm Design.
- Development management standards set out in section 8.2 including section 8.2.4 Sustainable Travel and Transport; section 8.2.8 Open Space and Recreation and section 8.2.12 Community Support Facilities.

Chapter 8 contains the urban design policies and principles for development including public realm design, building heights strategy and car parking.

Building Height Strategy.

The Building Height Strategy is set out in Appendix 9 of the plan. Section 4.8 'Policy for Residual Suburban Areas not included within Cumulative Areas of Control' provides for a general maximum height of 3-4 storeys for apartment developments at 'appropriate locations', including large infill sites, providing there is no detrimental effect on existing character and residential amenity. Consideration is given to minor modifications up or down in height (usually 1-2 floors) 'Upward or Downward Modifiers', to be considered in suitable locations on a case by case basis having regard to context, topography, urban design, character, planning gain, accessibility to public transport, site size, etc.. Section 4.8.1 states that to justify additional height the planning authority must be satisfied that the proposal meets more than one 'upward modifier' criterion.

5.0 **Planning History**

The only planning permission on the subject site relates to 2 Sunnyhill Park. Permission was granted under D12B/0087 for retention and completion of a double garage with pitched roof.

Adjacent Sites

DRL Reg. Ref.: D15A/0385 Decision: Grant Permission Decision Date: DLR: 18th October 2017 O'Flynn Capital Partners applied for permission for the demolition of 11 no. existing residential units and the construction of 164 no. residential units (comprising houses and duplex apartments). DLRCC granted permission for the application, as modified by further information, subject to 73 no. conditions on the 18th October 2017.

This permission was subsequently amended by DZ19A/0622 and DZ20A/0073 with reconfiguration of the apartment blocks, and alternations to the façade designs, roof panels, and the landscaping. These amendment applications did not alter the overall number of residential units permitted. DZ20A/0073 was amended by DZ20A/0491 in October 2020. This amendment application resulted in the provision of an additional 5 no. residential units within the scheme.

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

It is stated by the prospective applicant that pre-application consultations took place with the planning authority on the 28th February 2021. The minutes of the meeting are attached to the file.

7.0 **Submissions Received**

Irish Water (report dated 17th September 2021)

Irish Water has assessed the proposal and has issued the applicant a Confirmation of Feasibility for connection (s) to the Irish Water network (s).

In respect of Water:

Approximately 200m of a new 200mm ID main is required to be laid in Bray Road to link the connection main and the existing 400mm main. The connection 200mm ID main should include installation of a new district meter with associated telemetry system. Irish Water currently does not have any plans to extend its network in this area. The applicant will be required to fund these network upgrades as part of a connection agreement.

In respect of Wastewater:

The Development should be connected into the existing 900mm Concrete sewer on the right side of the Carrickmines Stream. Stream crossing approved by appropriate statutory bodies is required for the connection. The connection to the Irish Water networks may be through third party lands and all relevant wayleave and permissions would need to be obtained by the developer

8.0 **Forming of Opinion**

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 hereunder.

9.0 **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,

- Planning Report & Statement of Consistency
- Material Contravention Statement
- EIAR Non-technical Summary
- Architectural Design Statement
- Housing Quality Assessment
- Landscape Design Report
- DMURS Statement of Consistency
- Flood Risk Assessment

- Traffic & Transport Statement
- CGI's and Photomontages
- LVIA Summary Statement
- Sunlight / Daylight Assessment
- Appropriate Assessment Screening Report
- Ecological Impact Assessment
- Archaeological Assessment
- Public Lighting
- Sustainability and Energy Report
- Operational Waste Management Plan
- Construction Waste Management Plan
- Construction management Plan

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

10.0 **Planning Authority Submission**

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 copies of their section 247 consultation with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on the 09th September 2021.

The Planning Authority has identified a number of considerations which may have a bearing on the Board's decision as to whether the proposal constitutes a reasonable basis for an application. The report is summarised as follows:

- The principle of higher density is considered acceptable,

- Concern of visual impacts as viewed from existing adjacent properties, open lands, and streetscapes to all surrounding sides, in particular to the front (east), north and the rear (west), and to the south side, by reason of height, scale and massing and extent of materials proposed, and proximity of proposed apartment block elements to each other and to the subject site boundaries, and also opposing visual impacts between some of the blocks within the scheme.
- The high density proposed, may be reflective of an overdevelopment of the subject lands.
- Separation distances provided between proposed apartment blocks within the scheme, and impact of layout of proposed scheme on amenity level of apartment units for future occupants of same, and the amenity levels of outdoor spaces
- Examination of the adjacent Cherrywood SDZ scheme, and more comparison with the adjacent Beechpark, and The Ramparts developments; as it would appear that overall, the subject proposal exceeds the density and heights of the surrounding schemes,
- Concern regarding the low proportion of 3-bedroom units
- Detailed shadow cast analysis required.
- Revised and additional photomontage and GGI details,
- A breakdown of the hierarchy of public open space areas, an itemised and visual overview
- Further investigation of link opportunities with adjacent lands and potential for increased permeability through the site to adjacent residential developments,
- Consistency of described heights.

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

11.0 Consultation Meeting

A Section 5 Consultation meeting took place via Microsoft Teams on the 11th November 2021, commencing at 10.00 am. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

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

1. Architectural Design Approach:

- Layout, Height, scale, massing, materials and visual impact.
- Photomontages and views within and across the site to the wider area.

2. Residential Amenity

- Unit mix
- Sunlight and daylight
- Overshadowing
- Proximity of blocks

3. Permeability and connectivity, linkages, open space and public realm.

4. Response to Issues raised in the CE Report. Including

- Drainage Report
- IW report (network upgrade required)
- Transportation Division Report
- Parks and Landscape Services Report
- Cherrywood DAPT report
- Waste Management / Environment Report

5. AOB

11.1.1. In respect of Architectural Design Approach An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further consideration of the layout, height, scale, massing, materials and visual impact.
- Further photomontages depicting views within and across the site to the wider area. How the overall development relates to existing properties on the N11 and demonstrate the level changes on the site.
- The prospective applicant is to provide a strong justification at application stage for increased heights and higher densities at this location, the layout proposed, and the architectural design approach chosen.
- Further consideration of identifiable character areas and way finding through the site.

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

- Further justification of unit mix proposed in light of PA concerns.
- Further assessment and justification of residential amenities of existing neighbouring properties and future occupiers, in particular, with respect to over shadowing and proximity of blocks.
- Residential amenity in the context of possible/perceived impacts on existing residential properties, setbacks, site slope, landscaping and boundary treatments.
- Consideration with respect to the timeline for adoption of new draft Dun Laoghaire Rathdown County Development Plan. Cognisance that the plan in place at the time of the decision is the statutory plan which will be taken into account by the Board.
- Further consideration of any material contravention issues in light of the deadline for the new draft Development Plan being adopted, prior to a decision being

made on any future application. Consideration that any material contraventions of the new plan have been taken into account and advertised accordingly.

- There is a requirement to carry out a daylight and sunlight assessment as part of any future application. The assessment should set out where the proposal complies with relevant BS or BRE standards and any noncompliance or shortfall should be clearly identified, justified and mitigation measures proposed.

11.1.3. In relation to permeability and connectivity, linkages, open space and public realm, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further consideration of over shadowing to amenity spaces within the development and to adjoining properties and their amenity spaces.
- Residential amenity in the context of separation distances between proposed blocks.
- Connectivity to adjoining lands to facilitate access through neighbouring developments.
- Further consideration and justification of open space and public realm strategy.

11.1.4. In relation to issues raised in the CE and PA addendum reports from Drainage Planning, Irish Water, Transportation Planning, Parks and Landscape Services, Cherrywood DAPT report and Waste Management / Environment Report, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Clarification that all items raised by the PA in their report submitted to the Board are addressed, further meetings should be sought to resolve outstanding issues.
- Justification of the proposed development in light of any Irish Water upgrades required.

- Consideration that any arguments made by the applicant in relation to layout and design, visual impact, loss of trees and open space quantum and ecology will need to be justified at application stage.
- Further consideration that all issues raised by the Cherrywood Development Agency Planning Team are addressed.
- Consideration that letters of consent from third parties are submitted for any infrastructure, services and or connections through third party lands.

11.1.5. In regard to other matters, An Bord Pleanála sought further elaboration / discussion / consideration of the following:

- A phasing plan should be included in the application documentation.
- All documentation, plans and drawings should have cognisance to one another and any discrepancies removed.

12.0 Conclusion and Recommendation

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

12.1.2. 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.

12.1.3. 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 **constitutes a reasonable basis for an application for strategic housing**

development under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

12.1.4. 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.

13.0 **Recommended Opinion**

13.1.1. 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.

13.1.2. 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 with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.**

13.1.3. Furthermore, 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. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if the proposed development materially contravenes the statutory Plan for the area other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.
2. Cross-sections at appropriate intervals, photomontages, a 3D model and any other information deemed relevant, illustrating topography of the site and showing proposal relative to existing and permitted development in the vicinity, including Beechpark to the north, the Ramparts development to the south and existing dwellings along the N11 to the east.
3. Greater detailing of the architectural design and layout, and further consideration to the heights proposed and to the areas of amenity between the blocks to ensure that these areas are subject to passive surveillance and are not overshadowed by the blocks proposed.
4. Further consideration and demonstration of provision of future pedestrian and cycle links from the site to the north and south and to the north west. As a minimum this is likely to be required as a permeability connection to facilitate pedestrians and cyclists.
5. Further consideration for the future extension of the road to the boundary of the site with the Willow Park / Ramparts to the south and Beechpark to the north. Consideration of conditions attached to adjoining permissions.
6. Justification of tree loss, hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards.

7. An up to date Ecological Assessment, inclusive of a Bat Survey, a Habitat Management Plan, and full Tree and Hedgerow Survey, Protection, and Constraints plans.
8. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
9. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
 - Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
 - Impact to any neighbouring properties devoid of proposed and existing landscaping and trees.
10. Supporting design rationale should be given to improving residential amenity for future occupants by demonstrating the maximisation of sunlight to apartments and addressing issues to do with daylighting, overlooking and overshadowing.
11. A visual impact assessment. Long range views / photomontages of the proposed development from the surrounding area.
12. Childcare demand analysis by way of assessment and report on demographic profile of the wider area, and including analysis of childcare capacity / services in the immediate area and the likely demand for childcare places resulting from the proposed development.
13. A Site-Specific Flood Risk Assessment will be required for the proposed development.

14. A response to matters raised within the PA Opinion submitted to ABP on the 09th September 2021.

15. A response to issues raised in the Drainage Planning Report, the Transportation Planning report, and the Parks and Landscape Services report accompanying the PA Opinion.

16. A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all 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.

17. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

18. Site Specific Construction and Demolition Waste Management Plan.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. National Transport Authority

2. Irish Water
3. Inland Fisheries Ireland (IFI)
4. National Parks and Wildlife Services (NPWS)
5. Transport Infrastructure Ireland
6. The Minister for Culture, Heritage and the Gaeltacht,
7. The Heritage Council
8. An Taisce — the National Trust for Ireland
9. Fáilte Ireland
10. 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.

Fiona Fair
Planning Inspector
15.11.2021