



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
311666-21**

Strategic Housing Development	380 residential units (230 no. BTS units and 150 no. BTR units), a creche facility, 4 no. commercial units associated with the 4 no. live-work units and tenant amenity space.
Location	The former ABB site, belgard Road Tallaght, Dublin 24.
Planning Authority	South Dublin County Council
Prospective Applicant	Landmarque Belgard Development Company Limited
Date of Consultation Meeting	18 th January 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 is located within the Tallaght town centre environs. Tallaght is located c.10 km southwest of Dublin City Centre, on the southern extent of Dublin City near the foothills of the Dublin and Wicklow Mountains. It lies just 2km west of the M50 orbital motorway which provides access to the wider Dublin region and the national road network.
- 2.1.2. The subject site is bound by Belgard Road to the east, Belgard Square North to the north, Belgard Square East to the west and Clarity House to the south. Vehicular access to the site is currently provide from Belgard Square East.
- 2.1.3. At present the site contains a disused three storey warehouse unit, which was occupied by ABB Limited.
- 2.1.4. The wider area comprises a range of uses including commercial, residential, civic and educational. The site is currently surrounded by 2/3 storey warehousing units to the north, west and south with playing fields to east.
- 2.1.5. The site is strategically located within the designated Tallaght Town Centre (to the west) and within close proximity to a third level institution, Technological University Dublin (TUD) - Tallaght Campus (to the north-east) and Tallaght University Hospital (to the north-west)
- 2.1.6. The subject site is highly accessible via a number of means including a range of public transport. The Luas Redline provides a high frequency direct connection with

Dublin City Centre. The nearest stop is The Square which is within a 6 minute walking distance of the site.

- 2.1.7. Dublin Bus service the site via Belgard Square North and Cookstown Way. A range of Dublin Bus routes connects the Tallaght Town Centre to the wider Dublin area including the No.'s 27 (every 10 minutes Monday – Friday during peak times), 49 (every 30 minutes), 54a (every 30 minutes), 65 (every 2 hours), 75 (every 20 / 30 minutes), 77A (every 20 minutes), 175 (every hour).
- 2.1.8. The N81 road connects the town centre to the M50 and national motorway network.
- 2.1.9. It is proposed that the site will be served by Bus Connects Core Route Corridor No. 9 which will operate between Greenhills and Dublin City Centre.
- 2.1.10. Note ABP granted planning permission for a Strategic Housing Development (SHD) under Reg. Ref. 303306 in April 2019 on a site directly north of the proposed development. The development includes 438 apartment units, 403 student bedspaces, a childcare facility, public plaza, and 6 retail/commercial units.

3.0 Proposed Strategic Housing Development

- 3.1.1. Permission is sought for the following:
 1. Demolition of all existing structures on site (with a combined gross floor area of c.2,434 sqm)
 2. The construction of a mixed use residential development set out in 3 No. blocks above a podium, ranging in height from 9 to 15 storeys, comprising:
 - 380 no. residential units of which 150 No. will be Build to Rent (BTR) residential units, with associated amenities and facilities across the development,
 - 4 No. commercial units and 4 no. commercial units associated with the 4 no. livework units (553 sq.m. combined),
 - Childcare facility (144 sq.m.),
 - 742 No. bicycle parking spaces including 190 visitor spaces; 96 car parking spaces (including 5 disabled spaces) are provided at podium/ground floor level.
 - The overall development has a Gross Floor Area of 32,582 sq.m.

Table 1, below, sets out Key Site Parameters:

	Site Proposal
Site area	0.9 Ha
No. of Units – 380	150 (40%) BTR Apartments & 230 (60%) Build to Sell <ul style="list-style-type: none"> - 219 One Bed (57%) - 3 Studio - work unit (1%) - 13 Two Bed 4 person (3%) - 126 two bed duplex (33%) - 5 two bed work units (1%) - 1 three bedroom (<1%)
Density	- 423 u / ha
Non Residential Use	Commercial space 553 sq. m Creche 144 sq. m
Height	2 - 15 storey
Dual Aspect	43% (0% single aspect north facing units)
Plot Ratio	3.63 (LAP identifies suitable plot ratios for in the range of 1.5: 1 (Low) and 2.1 (High))
Total communal amenity Space	3159 sq. m
Public Open Space	3,114 sq. m
Car parking	96 (0.25 per unit)
Bicycle parking spaces	742

4.0 National and Local Planning Policy

National

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’ (2018)
- ‘Design Manual for Urban Roads and Streets’ (2013)
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’) (2009)
- ‘Architectural Heritage Protection- Guidelines for Planning Authorities
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)

Local

- 3.1.2. The statutory Development Plan for the area is the South Dublin County Council Development Plan 2016-2022. The proposed site is subject to zoning objective: ‘TC’ – ‘To protect, improve and provide for the future development of Town Centres’.
- 3.1.3. The site is located in ‘The Centre’ neighbourhood. The LAP provides the following description/objective for ‘The Centre’: “Continued transformation towards a high quality mixed use urban centre of city scale and character, with a vibrant mixed use residential community continuing to emerge in an attractive network of streets.” The land use / urban function is described as “A broad mix of uses in accordance with zoning objectives in the County Development Plan”. To that end, it is worth considering the objectives under Policy UC2 of the County Development Plan regarding Town Centres. This policy promotes a concentrated mix of units within the town centre, in particular the core retail area (this site is not in the core retail area).

5.0 Planning History

Reg. Ref.: S01A/0509

SDCC issued a final grant of permission on the 08/11/2001 for the following development:

“Variation to a previously Approved Planning Permission reg. ref. S99A/0453 (for the alteration and internal extension to first floor warehouse mezzanine to provide for additional office space and canteen and additional car spaces). The application is for a change of use from industrial storage space to office space. The subject areas are on the ground and first floor.”

Reg. Ref.: S99A/0453

SDCC issued a final grant of permission on the 13/02/2020 for the following development:

“Alteration, internal extension to first floor warehouse, mezzanine and two storey extension to the side of the warehouse to provide for additional office space and canteen and additional car spaces”.

Adjacent Site

SHD Application: ABP-303306-18 – Junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24. ABP granted planning permission on the 15/04/2019, on the site directly to the north of the subject site, for the following development:

“Development of 438 apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c. 509 sqm work areas at ground floor) and c. 732 sqm of tenant/resident service amenities all within blocks A1, A2, A3 and B1. Block B2 to comprise a 403 bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm); childcare facility (c.380 sq. m) and external playing area (c. 242sq.m); 6 retail/commercial units (c. 632sq.m in total); security room (c.52sq.m); 107 car

parking spaces below podium; 22 car parking spaces at surface level; 1227 bicycle parking spaces; 4 semi-private courtyards of c. 5,516sq.m; public plaza; public realm & landscaping (c.7,442sq.m).”

Section 247 Consultation(s) with Planning Authority

A formal pre-application meeting under Section 247 of the Act was undertaken with South Dublin County Council (the Planning Authority) on the 08th November 2020.

Submissions Received

Irish Water (report dated 9th November 2021)

Irish Water has issued a Confirmation of Feasibility for connection(s) to the Irish Water network(s) subject to the following;

In respect of Wastewater:

Irish Water can facilitate the connection subject to the development adhering to strict flow management. This is required to ensure that no further detriment in the downstream network resulting from the new connections to the existing sewer. The flow control and storage measures will be installed, owned, operated and managed by the developer locally on the private side, and will be required until Irish Water have increased capacity in the downstream network. Providing this arrangement can be facilitated and managed on the private network, the applicant’s connection can be facilitated subject to a Connection Agreement with Irish Water. The period of time for operating and maintaining flow control measures are subject to the delivery of the public network upgrade and will be a condition of any potential connection. The capital upgrade project is currently at preliminary design stage. In addition to the above removing any existing misconnections or installing dedicated separate storm water systems will be required to preserve the existing capacity for foul only flows. Local Network upgrades or extensions required to connect to strategic infrastructure and point of connection will be assessed at connection application stage.

In respect of Water:

The connection for the proposed development should 150mm ID pipe connected to the existing 150mm uPVC main.

Please note, at connection application stage, local pressure tests must be performed to identify any local water network upgrades which may be required for the connection. The local upgrades will be funded by the applicant as part of a connection agreement.

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.

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, completed application form, Part V Proposal including costing, EIA Screening Statement, Statement of Consistency including Draft BTR Covenant prepared, Statement of Material Contravention, Social Infrastructure Audit, Schedule and Design Statement, Housing Quality Assessment and Schedule of Areas, Landscape Design Statement and drawings, Engineering Services Report and drawings, Flood Risk Assessment, DMURS Statement of Consistency, Traffic and Transport Impact Assessment, Residential Travel Plan, Outline Construction Management Plan, Parking Management Strategy, Demolition and Construction Waste Management Plan, Operational Management Plan, Market Justification Report, Lifecycle Report, Technical Note on Operational Waste Management Plan, Technical Note on Construction Environmental Management Plan (CEMP), Preliminary Acoustic Assessment, Sustainability Report / Energy Statement, Wind Microclimate Assessment, Outline Access and Use Strategy, Outline Fire Strategy, Townscape and Visual Impact Assessment Preliminary Report, Photomontages and CGI,

Sunlight & Daylight Access Analysis, Archaeological Assessment, Appropriate Assessment Screening, Ecological Impact Assessment, Lighting Masterplan, Arboricultural Impact Assessment and drawings, Aeronautical Assessment Report, Glint and Glare Assessment.

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

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, South Dublin County Council, submitted their opinion in relation to the proposal. This was received by An Bord Pleanála on 11th November 2021.

The planning authority's 'opinion' included the following matters: copies of record of section 247 consultation, zoning and site designations, site description, planning history; opinions from other departments and an assessment of the proposal.

The report addresses the following:

- Material breach of the Local Area Plan standards for height, plot ratio, tenure mix and unit mix.
- The plot ratio exceeds the maximum specified for this area (2.5) by 43%.
- LAP Mix requirement of 30% 3-beds.
- The building heights in the plan are in some places double what is allowed for in the Plan.
- Development fails the criteria for taller buildings which are set out in the Plan.
 - Noted building heights in the LAP and need for fine urban grain.
 - Site is not a landmark in the LAP,
 - Separation distances between blocks
 - Northern Elevational treatments require careful consideration.
- Serious concerns regarding the public open space provision.

- Sunlight, Daylight and Microclimatic Effects
- Home zone treatment, welcomed but commercial frontage relocated, own door frontages where possible and BTS units.
- Commercial use on site needs to increase, concern over viability due to size of units. Greater mix of uses required in Town Centre.
- More active frontage and TC uses at ground level.
- Bus Connects project will impact the scheme, reconsideration of the location of the vehicular access given restrictions.
- SDCC will seek to uphold and implement the Tallaght Town Centre Local Area Plan 2020 – 2026.
- Interaction with Marlet site should be carefully considered, in particular the fact that adjoining junction will be signalised and tighter corners provided. Should the building be brought closer to the corner, or public realm scheme devised to include that corner? – Tie-in to Bus Connects layout.
- SUDs encouraged. Green roofs and any biodiversity enhancement measures encouraged.
- Liaise with Air Corps re: flight path to Tallaght Hospital.
- Provide information on microclimatic effects.

Consultation Meeting

3.1.4. A Section 5 Consultation meeting took place by way of conference call on the 18th of November 2021, commencing at 14:00pm. 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. Compliance with CDP Policy and the Tallaght LAP 2020.

- Principle of the development - TC Zoning
- Integration with the street and wider area

- Active uses at ground floor
- Density/ Unit Mix/ Tenure
- Plot Ratio and Height Strategy, Visual Impact.
- Mat Con Issues

2. Residential Amenity

- Separation distances.
- Overlooking
- Daylight and Sunlight
- Overshadowing
- Quantum and quality of outdoor amenity space
- Resident support services & facilities

3. Issues Raised in the CE Report

- Public Realm, Open Space and Landscaping
- Access, Transport and Parking
- Microclimatic Effects
- Irish Water (IW)

4. AOB

3.1.5. In relation to compliance with the CDP Policy and the Tallaght LAP 2020 An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- There is a need to further address and justify the principle of the development within the 'TC' zoning objective, 'to protect, improve and provide for the future development of Town Centres.' The predominant use proposed in the scheme is residential a town centre zoning would envisage a great degree of mixed use and the site is within the town centre area for Tallaght.

- Further consideration that a material contravention of the Tallaght Town Centre LAP 2020 – 2026 has been justified in this instance (density, height, plot ratio) regard being had to recent similar precedent cases in the Tallaght area, since the adoption of the TTCLAP 2020 – 2026.
- There is a need to further consider inclusion of active uses, including, own door live-work units at ground level.
- Further elaboration on how the proposed scheme ties in with the expansion of the overall town centre area. The subject site represents an expansion of the existing Tallaght Town Centre area, it is important that the proposed scheme should be highly visually and functionally connected to the town centre development to the west. There needs to be strong permeability within the scheme and into adjoining lands. The proposal needs to integrate successfully with the street, contribute to and enhance the character and identity of the wider area.
- Justification of the height, architectural design / treatment given the sites context to surrounding lands and its location on the periphery of the Town Centre Zone.
- Further consideration of visual impact in terms of views from the immediate surrounding streets.

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

- 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.
- Further consideration of over shadowing to amenity spaces within the development and to future adjoining property to the north and its amenity spaces.
- Further consideration of separation distances, overbearance, over shadowing and overlooking, both within the development and to surrounding existing and proposed development, or perceived issues around these matters.

- Further consideration and justification of useability, quality, location and layout of open space and public realm strategy. A breakdown on the quantum of public open space versus communal open should be submitted as part of any application.
- Clarification is required with respect to taking in charge.
- Consideration for a building life cycle report to be submitted with any application. There is a need to consider maintenance and liability costs, in particular with regard to public open space open space, to future residents.
- Further consideration and justification of the quantum and quality of resident support services and facilities proposed in the scheme.

3.1.7. In relation to issues raised in the CE report An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further consideration of access and parking arrangements proposed, and the observations contained within the Roads Department Report.
- Further consideration, with respect to issues raised by Public Realm & Parks Division.
- Further consideration, with respect to microclimatic effects.
- Further consideration, with respect to issues raised by Irish Water (IW)
- 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.

3.1.8. In relation to Any Other Matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Consistency between all drawings and documentation, no room for inaccuracies, drawings need to be accurate and legible.

3.1.9. 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-311666-21' 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.

4.0 Conclusion and Recommendation

- 4.1.1. 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.
- 4.1.2. 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.
- 4.1.3. 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 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.
- 4.1.4. 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.

5.0 Recommended Opinion

- 5.1.1. 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.

- 5.1.2. 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 requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**
- 5.1.3. In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:
1. Expansion of the overall Tallaght town centre area. – Further consideration and / or justification of the documents as they relate to (density, height, plot ratio) regard being had to recent similar cases in the Tallaght area, since the adoption of the TTCLAP 2020 – 2026. There is a need to further consider inclusion of active uses, including at ground level to activate the proposed pedestrian street and provide facilities for the future residential population specifically the contribution proposed to the character and identity of the neighbourhood. The subject site represents an expansion of the existing Tallaght Town Centre area, it is important that the proposed scheme should be highly visually and functionally connected to the town centre development to the west. There needs to be strong permeability within the scheme and into adjoining lands. The proposal needs to integrate successfully with the street network, contribute to and enhance the character and identity of the wider area.
 2. Further consideration of the documents as they relate to the Architectural design and rationale/ justification outlined as it relates to the interaction with the surrounding area. A justification for the proposed development, having

regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The further consideration should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries.

3. Residential Design - Further consideration/justification of the documents as they relate to the quality of the proposed residential amenity. This consideration should have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' (2020) and the and the relevant provisions of the TTCLAP 2020 – 2026, in particular, with regard to number of single aspect units, and daylight and sunlight access to internal habitable areas and in particular to communal courtyards. A Shadow Impact Assessment required for communal open spaces, private open space and public open spaces. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating, inter alia, to layout of the proposed development, improving the quality and providing extended hours of daylight and sunlight to the internal courtyards and to the public open space.

- 5.1.4. 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 visual impact assessment of the proposed development that addresses, inter alia, the height, scale and massing of the proposal in the context of the transitional nature of the receiving environment. The VIA should also address views along Belgard Road, including the proposed treatment to the public realm.
2. A report that addresses issues of residential amenity, specifically with regards to potential or perceived, overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed buildings within the scheme and adjacent permitted residential development to the north of the site.
3. 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.
4. Justification of location, hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standard.
5. Details specifying which areas are proposed as public open space and which are specified as communal open space, and showing which areas it is proposed that the council would take in charge. Where it is not proposed that open space would be taken in charge, details should be submitted as to how such space would be managed including details of how access to it and its use would be controlled and who would take responsibility over the long term for the costs arising from maintenance and the liability for accidents.
6. 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.

7. 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.
8. As per SPPR7 of the Sustainable Urban housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2020 the development must be described in the public notices associated with a planning application specifically as including 'Build to Rent' housing and a covenant/legal agreement is required at application stage for the BTR portion of the development.
9. A rationale or evidence based justification that the proposed resident support facilities and resident services and amenities are appropriate and accord with SPPR7 (b) of the Apartment Guidelines 2020.
10. A Housing Quality Assessment that provides details in respect of, the portion of proposed build to sell apartments, set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect and which of the BTS apartments exceeds the floor area by 10%.

11. Where an EIAR is not being submitted the applicant should submit all necessary information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 for the purposes of EIAR screening.
 12. A Traffic and Transportation Impact Assessment.
 13. A report prepared demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets and the National Cycle Manual for all streets, including the revised junction to replace the roundabout on Belgard Square North and the proposed crossing of the Belgard Road.
 14. A Microclimate Impact Assessment.
 15. Details of any measures required to prevent interference with aviation, in particular the use of the helipad at the hospital at Tallaght. 7. Proposals with compliance with Part V of the Planning and Development Act, 2000 (as amended).
 16. A full response to matters raised within the PA Opinion and Appended South Dublin County Council Department comments submitted to ABP on the 11.01.2021
 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.
- 5.1.5. 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. Irish Water
2. National Transport Authority (NTA)
3. Transport Infrastructure Ireland (TII)
4. Irish Aviation Authority
5. Department of Defence
6. South Dublin 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

Senior Planning Inspector

27.01.2022