



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
311667-21**

Strategic Housing Development	318 no. residential apartment units comprising 59 no. studios, 129 no. 1 beds, 128 no. 2 beds and 2 no. 3 beds
Location	Blakes and Esmonde Motors Site, Lower Kilmacud Road, Stillorgan, County Dublin.
Planning Authority	Dun Laoghaire Rathdown County Council
Prospective Applicant	Cairn Homes Properties Ltd.
Date of Consultation Meeting	19 th January 2021
Date of Site Inspection	15 th December 2021
Inspector	F. Fair

1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority and the documentation received from the prospective applicant, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

- 2.1.1. The subject lands comprise a substantial portion of Stillorgan Village occupying the former Esmonde Motors and former Blakes sites. The site area is approximately 1.08 hectares.
- 2.1.2. The site is located at the junction of the N11 and the Lower Kilmacud Road. The site is bound by the Lower Kilmacud Road to the north, The Hill to the south and west and the N11 to the east.
- 2.1.3. The Esmonde Motors site formerly comprised of a vacant car sales showroom, disconnected petrol filling station, a number of derelict industrial building, an abandoned residential dwelling and a number of surface car parking spaces. These buildings have been demolished as part of the previous permission on the site ABP Ref. 300520.
- 2.1.4. Cairn Homes Properties Limited are the owners of the site, subject to this application, with Dun Laoghaire Rathdown owning an area to the northeast of the site, adjacent to the N11.
- 2.1.5. Stillorgan Shopping Centre and the Leisureplex site is located to the northwest of the site. Stillorgan Village Centre (also known as Stillorgan Shopping Centre) is a key focal point in Stillorgan located at the junction of Lower Kilmacud Road and Old Dublin Road. A residential dwelling Dun Fanoir abuts the southern boundary.
- 2.1.6. The centre which was constructed in the 1960's accommodates a large number of retail operators, both convenience and comparison, and is supplemented by a range

of services and facilities, including banks, cafes and restaurants. There are also a range of other retail and commercial properties in the village centre. A number of small single storey artisan type buildings which house retail/ commercial units are located along the Hill to the south and west of the subject site.

3.0 Proposed Strategic Housing Development

3.1.1. The proposed development consists of the construction of a mixed-use development comprising mixed-use scheme of “Built to Rent” BTR apartments, retail/commercial, childcare and residents’ facilities laid out in 5no. blocks ranging in height from 3-8 storeys comprising 318 no. apartment units.

3.1.2. Table 1 sets out Key Parameters of the site.

	Site Proposal
Site area	1.1 Ha
No. of Units	318no BTR (Studio, 1-, 2-, 3- bed) apartment units.
Other uses	<ul style="list-style-type: none"> - 5no. Retail Units 767 sq. m - Community Sports Hall. 579 sq. m - Childcare Facility. 238 sq. m - commercial uses including café, restaurant, retail uses, community sports hall and the creche equated to 1,584 sq. m (approx. 6%)
Density	- 294 u / ha
Site Coverage / Plot Ratio	- 41.5% / 2.57
Balconies	35% of the units
Height	3 - 8 storey

Dual Aspect	55%				
Total communal amenity Space	4,157 sq. m				
Public Open Space	1,114 sq. m				
Car parking	96 (0.3 per unit)				
Bicycle parking spaces	635				
Type	Studio	1-Bedroom Apt.	2-Bedroom Apt.	3-Bedroom Apt.	Totals
Average Size	40 m2	50 m2	80 m2	100 m2	-
Total Number Of	59 no.	129 no.	128 no.	2 no.	318 no.
Percentage Mix	18.5%	40.6%	40.3%	0.6%	100%

4.0 National and Local Planning Policy

4.1.1. 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)
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)

4.1.2. Local

Dun Laoghaire Rathdown County Development Plan 2016-2022, is the operative development plan for the area.

The subject site is zoned 'Objective DC' which seeks to 'To protect, provide for and or improve mixed-use district centre facilities.'

Residential use is permitted under the DC zoning objective.

A Proposed Quality Bus Priority Route objective passes along Kilmacud Road Lower to the north of the site.

Specific Local Objective 12 - To implement and develop the lands at Stillorgan in accordance with the Stillorgan LAP.

Specific Local Objective 151 - To support and facilitate the provision of a swimming pool and leisure facility within the Stillorgan area. Stillorgan is designated a District Centre in the Dun Laoghaire Rathdown Retail Hierarchy, the overall strategy is to encourage potential redevelopment as higher density, urban mixed-use centre in accordance with general provisions of the adopted Local Area Plan. Limited expansion of convenience and comparison retail floorspace. Specific Objectives in relation to Stillorgan as a District Centre include:

- To promote the future redevelopment of Stillorgan as a multi-faceted, mixeduse sustainable District.
- Centre having regard to the broad objectives of the adopted Stillorgan Local Area Plan.
- The regeneration and redevelopment of Stillorgan District Centre should create an urban context in respect of scale, design and layout.
- Good quality residential development shall be encouraged to ensure vitality and animation both day and night.
- The creation of quality spaces and enhanced public realm will be a prerequisite.
- Priority movement for pedestrians, cyclists and public transport should be ensured. The influence and impact of the private car on the environs of the District Centre to be moderated.
- The residential amenity of established residential areas on the fringes of the District Centre to be protected and, where possible, enhanced.

- Net retail sales area in Stillorgan District Centre zoned lands to be capped at 25,000 sq.m.

Appendix 9 Building Height Strategy sets the background and analysis with regard to a building strategy for the county. The document also sets out policies and principles in relation to tall buildings, including 'upward modifiers' where the potential height of a building could be increased based upon more than one criteria. Finally, landmark buildings are appropriately identified in the relevant Local Area Plan/Strategic Development Zone/Urban Framework Plan.

Section 3.3 of the Strategy states that the N11, owing to its width, strategic importance and public transport facilities, has the potential to become an attractive urban corridor enclosed by taller buildings of high quality at locations which are also proximate to social and community infrastructure. Such developments have tended to range in height from 3 to 7 storeys. The width of the corridor at > 40m provides an opportunity for taller buildings to enclose this space.

Stillorgan Local Area Plan 2018.

The site is zoned as 'District Centre', with the objective "to protect, provide for and or improve mixed use district centre facilities." The uses 'car park', 'community facility', 'education', 'open space', 'recreational facility/sports club', 'residential', 'restaurant', 'shop-local' are all acceptable in principle under this zoning objective. The land use strategy indicates 'retail core higher density retail and residential development' for the site. It is within 'Phase 1' of future development for Stillorgan, possible new retail core and shopping centre with road and junction improvements along Kilmacud Road Lower and the N11. There are objectives for traffic calming and to enhance the pedestrian environment at Kilmacud Road Lower and the junction with The Hill, for a cycle route and a QBC at Kilmacud Road Lower. LAP Figure 5.4 indicates a 'civic core' and a 'network of open spaces' along The Hill, also footpaths and shared spaces along Kilmacud Road Lower and The Hill.

The LAP sets a 'benchmark height' of 5 storeys, subject to considerations of local sensitivity (Downward Modifiers) in circumstances of exceptional local sensitivity including close proximity to residential areas. A Transitional Zone of 25m will apply to allow for a gradual transition of densities and height. The north eastern corner of the site, at the N11 junction, is indicated as a suitable location for a 'landmark building' of up to 9 stories, which may be permissible subject to the following criteria:

- 1) It will substantially enhance the legibility of the area, i.e.: by marking an important node or street corner.
- 2) It preserves and enhances local character.
- 3) It creates active street frontages and addresses and improves public realm, the network of streets and spaces and the quality of the physical environment.
- 4) Its scale, mass and height respects adjoining buildings.
- 5) It does not have an adverse impact on living conditions in terms of overlooking, overshadowing, excessive scale etc.
- 6) It does not compete with existing landmarks.
- 7) It is of outstanding architectural quality and urban design.
- 8) In considering landmark developments, the Planning Authority will take into account the cumulative effect of new or proposed landmark developments within Stillorgan to ensure the benchmark height is not undermined. Draft Stillorgan Local Area Plan 2018 – 2024

The Blakes/Esmonde site is detailed in the draft LAP and a landmark building is located at the junction of Lower Kilmacud Road and the N11. Table 4.5.3.2 sets out a Site Development Framework with key design parameters.

Stillorgan Village Area Movement Framework Plan (SVAMFP) April 2017.

This non-statutory document produced by Dun Laoghaire Rathdown County Council dates to October 2015. It outlines proposals to enhance the public realm of the Stillorgan LAP area, including roads layouts for The Hill and Lower Kilmacud Road and improved pedestrian and cycle facilities. The redesign of the Lower Kilmacud Road / The Hill / Old Dublin Road is a critical element of the scheme.

5.0 Planning History

The following is a summary of the planning history on the subject site.

Blake's Site

SHD ABP-300520-17 Permission Granted, in 2018, for a mixed use development comprising of 179 no. student accommodation units (576 no. bed spaces), 103 no. residential apartment units, retail/cafe units, community sports hall (to which DLR would have access) and associated student amenities (gym, study spaces and lounges). Demolition of the existing vacant buildings at Blakes and Esmonde Motors.

PA reference D11A/0175 Permission for change of use from Nightclub to Convenience Retail, September 2011.

PA reference D04A/0674 and ABP reference PL06D.210848 Permission for a mixed use development of up to 12 storeys. September 2005. Permission refused to extend duration.

PA reference D02A/1069 and ABP reference PL06D.201758. Permission for mixed development comprising demolition of structures on site. construct 67 dwelling units, offices, restaurants and pub/nightclub. June 2003.

Esmonde Motors Site

PA reference D06A/1859 and ABP reference PL06D.222395.

Permission refused for the demolition of all existing structures on site, construct mixed-use development comprising 141 no. residential units, aparthotel, restaurant, public house, 6 no. retail units. September 2007.

PA reference D03A/0165. Permission for the removal of pumps, extensions and change of use to motor sales outlet. June 2003.

6.0 Section 247 Consultation(s) with Planning Authority

- 6.1.1. Section 247 pre-planning consultation in relation to the current scheme took place with the Planning Authority on the 27th July 2021. A number of supplementary meetings were also held with relevant internal departments. Comments were subsequently received from the planning authority by email and are attached to the PA Opinion.

7.0 Submissions Received

7.1.1. Irish Water

Irish Water report dated 3rd November 2021 has confirmed that a Confirmation of Feasibility has been issued to the applicant advising that connection(s) are feasible subject to the following contingencies:

In respect of Wastewater:

In respect of Wastewater: The applicant must engage with Irish Water under their existing Diversions reference number DIV17064 to complete a feasibility assessment associated with this development proposal. The outcome of this feasibility assessment must be completed prior to the application progressing to SHD application. Irish Water records indicate there are existing assets within the site boundary. The applicant will be required to survey the site to determine the exact location of the pipes. Any trial investigations should be carried out with the agreement and in the presence of the Irish Water/Local Authority Inspector. It will not be permitted to build over any Irish Water infrastructure and separation distances as per Irish Waters Standards Codes and Practices which must be achieved. Any proposed diversion(s) or Build Near will be subject to the customer entering a Diversion or Build Near Agreement with Irish Water. A wayleave in favour of Irish Water will be required over all infrastructure on the site that is not located within the Public Space.

In respect of Water:

In order to accommodate the proposed connection to Irish Water network at the premises, local upgrade works are required as follows:

- Connection main – Approximately 150 m of new 200 mm ID pipe main to be laid to connect the site development to the existing 250mm main.

Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. Irish Water will require the applicant to fund the required upgrades which will be delivered by Irish Water.

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, completed application form, Part V proposal, Statement of Consistency & Planning Report, Environmental Report/EIA Screening, Statement of Material Contravention, Community/Social Infrastructure Audit, Architectural Design Statement, Architectural Drawings plans elevations sections (including schedule of drawings and accommodation), Housing Quality Assessment, Engineering Drawings and Schedule, Civil Engineering Infrastructure Report, Mobility Management Plan, Car Parking Rationale Report, DMURs Document, Traffic and Transportation Assessment, Construction Management Plan, Site Specific Flood Risk Assessment, Landscape Drawings, Landscape Design Report, Tree Survey and Drawings, LVIA Scoping Doc, Micro-climate/Wind, Noise Report, Hydrological Assessment, Air Quality Report, Construction & Demolition Waste and By-Product Management Plan, Operational Phase Waste Management Plan, AA Screening, ECIA including Bats, Daylight Report, Sunlight/daylight report, Telecommunications Report, Telecommunications Report, Archaeological Desktop Assessment, Residential Energy Statement, M&E

Utilities Report, Site Lighting Report and drawings, Commercial Sustainability & Energy Statement.

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, Dunlaoghaire Rathdown County Council, submitted their opinion in relation to the proposal. This was received by An Bord Pleanála on the 10th of 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:

- A lower density may be more appropriate in this instance.
- Potential impacts on future residents on the DLRD land located to the north east
- A review of the height strategy is required. Suitable transition to the landmark building in accordance with the site development framework in the Stillorgan LAP.
- Height of Building 1 coupled with the massing would give rise to overbearing and overshadowing to properties on The Hill and the residential dwelling on Dun Fanoir to the south.
- Connectivity and permeability through the site should be unhindered. Concerns in relation to controlled access.
- Lack of larger 3 bedroom apartments
- Only 87% of the proposed units which were tested met the 2% ADF required
- Separation distances of 15 m and 16 m of Blocks B02 and B03 from the north eastern boundary of the site should be increased. Future development on the DLRD land would impact the VSC of units in Blocks B01 and B03.
- No examination of how the open space on DRD site would be affected in terms of daylight / sunlight / overshadowing

- Height of Block 1 - Impact upon VSC to the properties to the south falls below the recommended BRE Guide.
- Retail floor space is welcomed however it is noted that it is reduced from 907 sq. m under permitted development to 767sq.m
- Need for a retail impact assessment given DC zoning
- Lack of public and communal open space
- Serious concerns about communal open space given some units do not have balconies.
- Winter gardens should be considered on the eastern elevation of B02
- Area of the new public plaza may be required for a new junction arrangement which is being designed by the Traffic / Municipal Services department.
- Clarity on the creche size.
- Discrepancies on dual aspect % throughout.
- Lack of information regarding the management and usage rights of the community sports hall.
- Traffic, Access and set back issues.

11.0 Consultation Meeting

11.1.1. A Section 5 Consultation meeting took place by way of conference call on the 19th January, 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.
- Impact on future development of adjoining lands.

2. Residential Amenity

- Standard of Accommodation
- Separation distances between blocks and to adjoining existing and future development, quantum of dual aspect.
- Overlooking to existing / future development

- Daylight and Sunlight
- Overshadowing (both to proposed open space and neighbouring properties)

3. Open space quantum and quality, landscaping and tree loss.

4. Issues Raised in the CE Report incl. - Transportation report, Drainage report, Parks and Landscaping report and Housing Report.

5. AOB

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

- There is a need to further address and justify the layout, height, scale massing, materials and visual impact.
- There is a need to further consider the impact on future development of adjoining lands.
- Further consideration with respect to connectivity and access to the adjoining lands within DLRD ownership and ear marked for a landmark building to the north east corner.
- Justification for the height strategy regard being had to existing surrounding development and proximity of Dun Fanoir to the southern boundary.
- The architectural design approach is to be fully justified at application stage.

11.1.3. In relation to residential amenity & quality of development for the site An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Residential amenity in the context of possible/perceived impacts on existing residential properties, setbacks, site slope, landscaping and boundary treatments.
- 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 adjoining properties and their amenity spaces.
- Residential amenity in the context of separation distances between proposed blocks.
- Elaborate and demonstrate clearly in any future application the % of dual aspect units proposed. The onus is on the application to demonstrate compliance with the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', 2020.

11.1.4. In relation to open space quantum and quality, landscaping and tree loss, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further consideration and justification of useability, location and layout of open space and public realm strategy.
- Clarity in respect of what is designated as communal open space and what is designated as public open space. Whether it is intended that the public open space will be taken in charge, and if not, a maintenance costs, access and liabilities report, to set out responsibility for open space areas.
- Further justification for tree loss and a tree protection and or replacement strategy for trees to be retained.

11.1.5. In relation to issues raised in the CE Report, Incl. Transportation Report, Drainage Parks and Landscaping Report and Housing Department Report, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further clarity in respect to future possible road access to the Dún Laoghaire-Rathdown County Council lands, how it is envisaged it will tie in with the subject site.

- Further discussion on matters raised within the PA Opinion and Appended Dun Laoghaire Rathdown County Council Department reports submitted to ABP on the 10.01. 2021.
- Further clarity of issues pertaining to surface water drainage, flood risk and agreements with IW and the Drainage Department of Dun Laoghaire Rathdown County Council.
- A Flood Risk Assessment is required.
- Consideration that there is no further information facility available to the Board, only in exceptional circumstances, therefore all information submitted needs to be clear and of a high quality and accurate to ensure that the Board can make an informed decision.

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

- Any material contravention issues to be advertised accordingly and the application documentation should refer to both the Development Plan in place at the time the application is made and the new Draft Development Plan, where it is considered that the new Development Plan could be adopted prior to a decision forthcoming from the Board.

11.1.7. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-311667-21' 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.

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. An updated Architectural Design Statement. The statement should include 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 statement 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, in particular to Lower Kilmacud Road and the Dun Laoghaire Rathdown owned lands to the northeast corner. The statement should be supported by contextual plans and contiguous elevations and sections.
2. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.
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. A visual impact assessment. Long range views / photomontages of the proposed development from the surrounding area.

5. A Traffic and Transportation Impact Assessment.
6. A detailed Flood Risk Assessment.
7. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.
8. A Microclimate Impact Assessment.
9. 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.
10. 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.
11. 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.
12. A full response to matters raised within the PA Opinion and Appended Dun Laoghaire Rathdown County Council Department comments submitted to ABP on the 10.11.2021
13. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

14. Site Specific Construction and Demolition Waste Management Plan.

15. Details of public lighting.

13.1.4. 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. Transport Infrastructure Ireland (TII)
2. National Transport Authority (NTA)
3. Irish Water
4. 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

Senior Planning Inspector

25.01.2022