



An  
Bord  
Pleanála

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

**Inspector's Report on  
Recommended Opinion**

**311917-21**

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Strategic Housing Development	400 no. apartments, creche and associated site works.
Location	Blackglen Road, Sandyford, Dublin 18.
Planning Authority	Dun Laoghaire Rathdown County Council
Prospective Applicant	Zolbury Ltd.
Date of Consultation Meeting	08.02.2022
Date of Site Inspection	7 <sup>th</sup> January 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 site is located on the Blackglen Road and northeast of Woodside Road. 9 Km south of Dublin City Centre, 3 Km south of Dundrum TC, outside off or west the M50. Sandyford Business Park is located 1.5 Km to the northeast. Glenarm Luas stop, the closest Luas is located 2 Km to the east and the M50 Junction 14 is located 1.4 KM to the east accessed via Hillcrest Road and is expected to be the main route for traffic accessing the M50. Dublin Bus stops are positioned on both Blackglen Road and Woodside Road proximate to the site and the 44b and 114 Dublin Bus routes serve the area, both low frequency routes at present that do not operate every day.
- 2.1.2. The area immediately surrounding the site is characterised by ribbon-type development, with a series of one-off, single or two storey houses, and a number of large, detached dwelling houses. The character of Blackglen Road itself is a narrow country road, lacking any pedestrian footpath or cycle path.
- 2.1.3. A Part 8 scheme was approved for the Blackglen Road in November 2007 and was revised by the Council in June 2016, the 3 Km Road scheme was subject to a CPO and works commenced on site in September 2021. It is anticipated it will take 18 months to complete the works and it is due for completion in Spring 2023.
- 2.1.4. The site has a frontage onto Blackglen Road with a lesser frontage onto Woodside Road to the south west. The context immediately surrounding Blackglen Road is predominantly detached houses, with some semi detached and a terrace of houses to the east along the Blackglen Road towards Lambs Cross. At the junction of Enniskerry road with Blackglen Road there is a shop, a community centre, a national

school and a number of amenities and facilities. To the eastern side of the Enniskerry Road is the more built-up urban area of Sandyford.

- 2.1.5. The topography of the site undulates significantly, with a level difference of some 22m between its highest and lowest points, with the steepest area near the centre of the site, higher area to the south west and lowest being near the north east. The site is located c. 160m to the south of the Fitzsimons Wood pNHA.

### 3.0 Proposed Strategic Housing Development

Permission for 400 residential units and a creche. 10 Apartment Blocks ranging in height between 1 – 8 storeys.

- 3.1.1. The following details are noted:

<b>Table 1</b>	<b>Key Statistics</b>
Site Area	3.7 ha
No. Of Units	400 Apartments 10 Apartment Blocks
Creche	401 sq. m
Resident amenities	655 sq. m (1.7 sq. m / unit)
Density	108 uph
Height	1 – 8 storeys
Site coverage	25%
Dual Aspect	53%
Public Open Space	33% (conflicting figures indicated in documentation PA CE report states 1.6 ha)
Communal Open space	4,585 sq. m

Private amenity space	3,558 sq. m
Native Tree Trail	7,198 sq.m
Car parking spaces	434 (1.1 spaces per unit) Surface car parking 110 and Podium / basement 324
Bicycle Parking spaces	573
Vehicular Access	2 Vehicular access proposed from the north off Blackglen Road and an emergency access, with pedestrian and cycle way, only, onto the Woodside Road to the southwest.

Unit Mix	No.	%
1 Bed	126	32%
2 Bed	253	63%
3 Bed	21	5%
	400	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

4.1.3. The subject site is zoned Objective ‘A’ in the Dún Laoghaire – Rathdown County Development Plan 2022 – 2028 where the objective is ‘to protect and-or improve residential amenity’. Under Objective ‘A’, residential development is permitted in principle.

4.1.4. It is located in a ‘transitional zone’ between the built-up urban area, the high amenity lands and the foothills of the Dublin Mountains.

4.1.5. Section 8.3.2 Transitional Zonal Areas of the CDP 2022 – 2028 states:

“The maps of the County Development Plan show the boundaries between zones. While the zoning objectives and development management standards indicate the different uses and densities, etc. permitted in each zone, it is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land use zones. In dealing with development proposals in these contiguous transitional zonal areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting ‘residential areas’ or abutting residential development within mixed-use zones, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties”.

4.1.6. The scheme as proposed may be determined, it is considered by the applicant, to materially contravene the Development Plan with regard to the following matters:

- Building Height
- Car Parking
- Dwelling Mix
- Apartment Floor Areas
- Private Open Space.

4.1.7. **Note:** At the time of submission of this pre application the statutory County Development Plan, in place, was the Dun Laoghaire Rathdown County Development Plan 2016 – 2022. This was also the Plan in place at the time of the Section 5 consultation meeting on the 6<sup>th</sup> of May 2022. However, the CDP has since changed and the new statutory CDP in place is now the Dun Laoghaire Rathdown County Development Plan 2022 – 2028 and it will be the statutory plan under which any future application will be considered.

## 5.0 Planning History

5.1.1. The following is a summary of the relevant planning history.

**D01A/0763** In June 2003 permission was refused for 44 no. dormer bungalows in two separately accessed areas. Area 1 (east) 24 no. units with access to Blackglen Road. Area 2 (west) 20 no. units with access to Woodside Road with on and off site development works.

**D07A/0425 & ABP PL06D.223989** In May 2007 permission was refused for a development consisting of 224 residential units (130 no. apartments, 58 no. duplexes and 36 no. houses), an underground car park for 149 cars, and surface parking for 206 cars and a crèche, all on a development site of area 3.693 hectares (9.125 acres) at the main location. The decision was appealed by the applicant to An Bord Pleanála, but this appeal was subsequently withdrawn.

**D07A/1598 & ABP PL06D.227869** In January 2008, permission was refused, by the Planning Authority and An Bord Pleanala, for development comprising of 36 no. houses, 2 no two storey dormer terraced houses, and 142 no apartments, surface car parking for 282 cars, a single storey crèche. This proposed development was on a site of area 3.693 hectares (9.125 acres) at Blackglen Road and Woodside Road. One reason for refusal, namely:

Having regard to the existing deficiency in the road network the area, in particular the lack of a continuous footpath along the Blackglen road, between the site and Lamb's Cross and the period within which the constraints involved might reasonably be expected to cease, it is considered that the proposed development would be premature, would endanger public safety by reason of traffic hazard and would,

therefore, be contrary to the proper planning and sustainable development of the area”.

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

- 6.1.1. A Section 247 pre-planning consultation in relation to the current scheme took place with the Planning Authority on 17th May 2021. Minutes of the pre planning meeting are appended.

## 7.0 Submissions Received

### 7.1.1. Irish Water

Irish Water has issued a conformation of feasibility for this development.

#### **In respect of Wastewater:**

In order to facilitate the proposed development, the following local network upgrades are required:

- A network upgrade consisting of upsizing the existing 150mm and 225mm ID sewers to 300mm ID sewers for approximately 1.5km along the public road(s) (Blackglen Road, Enniskerry Road, Sandyford Road, Green Route North Road). Elements of these works are already in progress under a Dún Laoghaire Rathdown local Authority road improvement scheme. These works will and are delivered in the public domain.
- This development proposal is contingent on the delivery of additional storage tank downstream of the proposed development site and south of the M50. This project is currently at design concept stage with IW to facilitate growth in the wider area south of the M50.

#### **In respect of Water:**

A local upgrade of approximately 450m of 150 ID main to be laid to replace the existing 3” AC and 4” uPVC main is required to facilitate this development proposal. The applicant will be required to fund this extension which is expected to be within the public domain as part of a connection agreement.

## 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, Pre-Planning Report, Statement of Consistency, Material Contravention Statement, EIAR Screening Statement, Regulation 299B Statement, Architectural Drawings, Housing Quality Assessment, Part V booklet, Landscape Architecture Drawings & Drawing Register, Outline Construction Management Plan, Traffic and Transport Assessment, Mobility Management Plan, DMURS Statement of Consistency, Architectural Heritage Impact Assessment, Archaeological Assessment, AA Screening Report, Ecological Impact Assessment, Tree Survey Report, Photomontages, Lighting Report, Preliminary Visual Impact Assessment, Daylight and Sunlight Analysis, Construction and Demolition Waste Management Plan, Operational Waste Management Plan, Pedestrian Wind Comfort Study and an Engineering Report 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 their opinion in relation to the proposal. This was received by An Bord Pleanála on the 10<sup>th</sup> 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:

- Density is non-compliant with national and regional planning guidance given peripheral and / or less accessible urban location.
- Height is not appropriate in the urban fringe.
- Inappropriate scale, height massing materially contravening the CDP 2022 & Urban Development and Building Height Guidelines 2018, on the basis of distance to high-frequency public transport.
- Visual Impact deemed unacceptable. Winter views required.
- Separation distances between Blocks B3 and B4 is of concern
- Sites southwest corner and landownership, query.
- Wind study required
- Tree Survey Required
- Contrary to policy RES7 % of 3 bedroom units – not happy with mix.
- Clarification of Part V unit sizes.
- % of dual aspect is queried. Clarification required of number of single aspect north facing units.
- Car parking and cycle parking quantum acceptable
- Building Life Cycle report required.
- Clear delineation of POS and COP
- CMP and a phasing plan agreed in advance with RIS of DLRDCC. Need to ensure construction traffic would not hamper or conflict with road improvement works.
- Arboricultural Impact Assessment required.
- Sunlight day light report required.
- Social Infrastructure Capacity Assessment required.
- Site specific flood risk assessment is required

## 11.0 Consultation Meeting

11.1.1. A Section 5 Consultation meeting took place by way of conference call on the 8<sup>th</sup> February 2021, commencing at 02.00 pm. 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
  - Architectural design approach, height, scale, massing, regard being had to transitional zone location.
  - Material Contravention Issues
2. Road Infrastructure, improvement scheme, connectivity and accessibility.
3. Residential Amenity
  - Overlooking
  - Daylight and Sunlight, overshadowing analysis.
  - Percentage of Dual Aspect and north facing units
4. Landscape Character Assessment, Ecology & Visual Impact Assessment.
5. Drainage Infrastructure - IW – upgrades needed in respect of wastewater and water supply. Issues Raised in the CE Report incl. - Transportation report, Drainage report, Parks and Landscaping report and Housing Report.
6. AOB

11.1.2. In relation to compliance with Development Plan policy An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Height/scale/density/massing of proposed apartment blocks in the context of the existing pattern of development in the area, transitional zone location and in the context of existing Development Plan policy.
- 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 the draft development plan timelines. Should a new draft plan be adopted while any application is under consideration by the Board it would be subject to compliance with the new plan.
- Further consideration of material contravention issues arising in light of the current County Development Plan and the status or adoption of a new County Development Plan.
- Further consideration of visual impact in terms of views within and across the site.

11.1.3. In relation to roads infrastructure, improvement scheme, connectivity and accessibility, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- The proposed development is serviced by two bus routes, both of which are low frequency and do not run every day.
- The applicant needs to indicate clearly safe pedestrian and cycle access to the site and within the overall scheme.
- The applicant needs to demonstrate that any additional traffic generated by the development at construction stage will not create a road safety hazard or conflict with the delivery of the Blackglen Road Scheme and a CEMP and CWMP will be required.
- Further consideration that the proposed development can be progressed in tandem with the Blackglen Road Improvement Scheme.
- Further engagement with the relevant project engineer and transportation planning of the planning authority to ensure that construction management plan and boundary treatment are incorporated into the final designs.

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

- Further consideration of Daylight / Sunlight Impact of the development. Detailed analysis of Shadow Impact Assessment of the proposed development (internally and externally) within the scheme. Concerns of

overshadowing of communal open spaces, private open space and public open spaces needs to be addressed.

- Further justification that all units comply with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011) and B.S. 8206 Lighting for Buildings, Part 2 2008: Code of Practice for Daylighting or other updated relevant documents.
- Further consideration and justification of the separation distances between the blocks, overlooking, overbearing and overshadowing, formation of character areas and way finding through the site.
- Clarification required with regard to % of dual and single aspect units proposed within the development and clear identification of any north facing single aspect units.

11.1.5. In relation to landscape character assessment, ecology and visual impact assessment An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further justification and clarity with respect to any removal of trees, hedgerows and vegetation on site.
- Further consideration, with respect to issues raised in the CE Report and by the parks and landscape department.
- Further consideration and justification of useability, location and layout of open space and public realm strategy.
- Further consideration of visual impact in terms of views from the immediate surrounding roads, to adjoining residential developments and longer and mid-range views from the north and south of the site. A revised set of photomontages should be provided including winter views from Tinock Road, Blackglan Road to the west and Sandyford Road to south of M50.
- Analysis and assessment of the proposed development in terms of a construction method statement.
- Further clarification and justification that the documentation submitted draws a clear distinction between local ecology and Natura 2000 sites, in relation to any future Natura Impact Statement. Consideration of any impact on Fitzsimon Wood pNHA

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

11.1.6. In relation to issues Raised in the IW report and the CE Report incl. - Transportation report, Drainage report, Parks and Landscaping report and Housing Report, An Bord Pleanála sought further elaboration/discussion/consideration on the following:

- Further clarity of issues pertaining to surface water drainage, and in light of any Irish Water upgrades required.
- Further consultation and resolution / agreement is required with Dun Laoghaire Rathdown County Council Parks Department, Transportation Department, Housing Department and Water Services Department with respect to the issues raised in their opinion submitted to the Board on the 10<sup>th</sup> November 2021.

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

- Consideration that any arguments made by the applicant in relation to layout and design, height, scale and massing, visual impact, loss of trees and open space quantum and infrastructure will need to be justified at application stage.
- All issues pertaining to environmental sensitivity (EIA and NIS) of the site location needs to be considered.
- The PA's views of scale of development for the area, further justification.
- Safeguard required against the issue of capacity.
- Note: NTA Bus connects reports - which link capacity to frequency.
- Acknowledge all Mat Cons.
- Capacity of social infrastructure in the area, connectivity issue needs to be justified due to the number of units
- Development plan is changing, there is a need to have regard to timelines.
- Consistency between all drawings and documentation, no room for inaccuracies, drawings need to be accurate and legible.
- Further discussion on matters raised within the PA Opinion and Appended PA reports submitted to ABP on the 10<sup>th</sup> November 2021.

11.1.8. 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-311609-21' 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 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.
- 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 requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**
- 13.1.3. 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. Architectural Design Approach: Further justification for increased heights and higher densities at this location, based on the applicable Dún Laoghaire – Rathdown County Development Plan , the perspective applicant should fully address the issues raised by the PA in their opinion, explicitly addressing issues regarding the transitional zone, noting the surrounding established urban context and the potential visual impact, in particular noting the high amenity lands and the foothills of the Dublin Mountains to the southwest.
  2. Connectivity: Further justification for increased heights and higher densities at this location, based on connectivity, capacity and frequency of public transport and specifically consideration and compliance with Section 3.2 of the Urban Development and Building Height Guidelines 2018. SPPR3 of the Guidelines sets out, inter alia, that in the event of making a planning application, the applicant shall demonstrate that at the scale of the relevant city / town that the site is well served by public transport with high capacity, frequent service and good links to other modes of public transport. The applicant is requested to have regard to this policy, as well

as other relevant policies at a local and national level, as may be applicable to the proposed development.

13.1.4. 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. 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 height, scale and massing, finishes of the blocks, the design relationship between the individual blocks within the site, as well as the PA comments as to the transitional nature of the site in a peripheral urban location and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.

In addition, the Design Statement should include consideration of the comments provided by the Planning Authority Heritage Officer and how the proposed design responds to the derelict cottage outside of the site boundary with historic associations with Padraic Colum and Countess Marchievicz.

2. A Traffic and Transportation Impact Assessment (including justification of two access points proposed off Blackglen Road). The TIA should include a detailed statement, demonstrating how the proposed development will tie in with the wider road network, along Blackglen Road and Woodside Road, in particular with respect to pedestrian and cycle routes and the Blackglen Road Improvement scheme.
3. A Road Safety Audit and Quality Audit, as applicable should be submitted in support of the proposed access and traffic arrangements.



4. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where the proposed development materially contravenes the Development Plan 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.
5. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.
6. Additional details and/or revised proposals in relation to site services, having regard to the report of the Drainage Planning Section of the Planning Authority. Additional detail and/or revised proposals in relation to the SuDS, attenuation measures and drainage calculations; Further consultation is also required with Irish Water to confirm the feasibility of connection to the network.
7. A Housing Quality Assessment that provides details in respect of the proposed 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. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. 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 apartments exceeds the floor area by 10%.
8. 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, and comprehensive Daylight and Shadow Impact Assessment.

9. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.
10. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. Proposals for play equipment, street furniture including public lighting and boundary treatments should be submitted. Justification of quantum and quality of open space provision, both communal and public open space (POS). Clarity with regard to change in levels, compliance with Development Plan standards and planting details. Where compliance with the relevant Development Plan is not proposed clarity in this regard should be provided and as applicable justification having regard to s.37(2)(b), and material contravention statement.
11. 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.
12. A Social Infrastructure Capacity Assessment (including school capacity assessment).
13. Additional CGIs are required, as well as a Landscape and Visual Impact Assessment with photomontages, to include, consideration of winter views from the surrounding areas.

14. A full response to matters raised within the PA Opinion and Appended Dun Laoghaire Rathdown County Council Department comments submitted to ABP on the 10.11.21

15. 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.

16. An up-to-date Ecological Impact Assessment, inclusive of a Bird and Bat Survey.

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 (including consultation with the project engineer for the Blackglen Road Improvement Scheme and with DRDCC traffic department).

13.1.5. 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. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)
5. The Heritage Council
6. An Taisce – The National Trust for Ireland
7. Inland Fisheries Ireland
8. Waterways Ireland

9. 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.

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Fiona Fair

Senior Planning Inspector

22.02.2022