



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
ABP-311973-21**

Strategic Housing Development	Demolition of structures at the rear and sides of Glebe House, construction of 152 no. apartments, creche and associated site works.
Location	Glebe House and Coruba House Site, Saint Agnes Road, Crumlin, Dublin 12.
Planning Authority	Dublin City Council
Prospective Applicant	Seabren Developments Limited and Circle VHA CLG
Date of Consultation Meeting	21/02/2022
Date of Site Inspection	17/02/2022
Inspector	Conor McGrath

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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, 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

The subject site comprises a stated area of 0.8ha, located off Saint Agnes Road, Crumlin Village. The lands comprise two plots, the smaller site of Coruba House which is now vacant, and the larger site of Glebe House, a detached, two storey period structure and which site includes a number of disused industrial / storage structures to the rear. Glebe House is a protected structure currently in poor condition and is set back from St. Agnes Road by approx. 24m. There are a number of mature trees inside the stone boundary wall along the frontage to St. Agnes Road. Large parts of the overall site are under hard standing and the two sites are separated by a block wall, while the external boundary generally comprises high walls.

To the northwest is bounded by modern two-storey residential development at Somerville Green and an older terrace of two-storey terraced houses facing onto St. Agnes Road. To the south and southeast, Somerville Drive comprises an established area of two-storey terraced housing. To the southwest, is a community hall which abuts the boundary with the subject site and an area of public open space. To the southeast there is a row of local shops and commercial units with an access road and car parking along St. Anges Road.

The site lies within the Crumlin Architectural Conservation Area within which there a number of Protected Structures. It is understood that the site of Coruba House in in the ownership of Dublin City Council.

3.0 Proposed Strategic Housing Development

The proposed development comprises 152 no. apartments, as follows:

- Two apartment buildings forming a courtyard, ranging in height from 4 – 6 storeys and linked by a pedestrian walkway at first floor level comprising:
 - Block A to the west is 5-6 storeys and consists of 81 apartments (36 no. one beds and 45 no. two beds units) with an ESB substation / switch room.
 - Block B is 4-5 storeys and consists of 66 apartments (8 no. one beds, 25 no. two beds and 3 no. three bed units) together with a ground floor creche of 147 sq.m. and associated plant and services.
Block B also provides for a ground floor car park with 49 no. spaces, beneath a podium level communal open space, 233 no. secure bicycle storage, 6 no. motorbike spaces and bin storage of 75sqm.
- Two no. three storey pavilion / duplex blocks either side of Glebe House:
 - The northwest pavilion provides a two-storey duplex 2-bed apartment over a ground floor 1-bed apartment, and;
 - The southeast pavilion provides a two-storey duplex 2-bed apartment over a ground floor café (55-sq.m).
- Refurbishment of Glebe House, a protected structure, into two apartments, one 2-bed unit and one 3-bed unit, including removal of rear and side extensions, façade restoration, roof repairs, replacement windows and associated works.
- Demolition of workshops, offices and sheds to the rear and side of Glebe House.
- Vehicular access from St Agnes Road and four adjacent parking spaces.
- 5 no. car parking spaces to the east of Block B accessed from Somerville Drive.
- 76 no. visitor bicycle parking spaces in publicly accessible areas.
- Public Open Space to the front and south-east of Glebe House (920-sq.m).
- Communal Open Space at podium level, ground level and to the rear of Block A.
- Removal of the south-eastern boundary wall to Somerville Drive and provision of a new footpath along the boundary, a new controlled gate between Somerville Drive and St Agnes Road and a new pedestrian access from the communal open space onto St. Agnes Road, boundary treatment, landscaping.

- Other ancillary site development works to facilitate the proposed development.

Key development parameters include:

Site Area	0.88ha
No. of Units	152 no.
Density	174 / ha
Plot Ratio	1.81
Public open space	920-sq.m. / 10.45%
Communal Open space	1600-sq.m. / 10.5-sq.m. per unit
Dual Aspect	58%
Car Parking	58
Cycle Parking	309

Dwelling Mix		
1-bed	75	49.3%
2-bed	73	48%
3-bed	4	2.6%

4.0 Relevant Planning History

PA ref. 3415/05: Permission granted at Unit 6, Coruba House for the demolition of existing office block and raising of roof level of existing warehouse to accommodate new first floor offices.

PA ref. 3062/98 Permission granted at Coruba House for the demolition of single storey industrial units and construction of 37 no. terraced, single-aspect residential 2.5 storeys dwellings, laid out in 2 interconnecting courtyards, with 37 no. underground parking spaces. This development was not carried out.

5.0 Section 247 Consultation(s) with Planning Authority

Application documentation refers to a pre-planning consultation meeting with the planning authority on 16th September 2021. It is reported that the main items discussed included:

- Provision of a Creche in place of the Community room and access thereto.
- The rationale for a controlled access gate from Somerville Drive through the site and access management.
- Cycle parking provision.
- Design of the vehicular entrance.
- Daylight for proposed units.

6.0 Planning Policy

6.1. National and Regional Planning Policy

6.1.1. Project Ireland 2040 - National Planning Framework

National Strategic Outcome 1 is identified as Compact Growth, recognising the need to deliver a greater proportion of residential development within existing built-up areas. Activating these strategic areas and achieving effective density and consolidation, rather than sprawl of urban development, is a top priority.

Objective 3A seeks the delivery of at least 40% of all new housing in existing built-up areas of cities, towns and villages on infill and/or brownfield sites.

Objective 11 favours development within existing cities, towns and villages, subject to appropriate planning standards and achieving targeted growth

Objective 13 provides that, in urban areas, planning and related standards will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.

Objective 33 prioritises the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

6.1.2. **Rebuilding Ireland – Action Plan for Housing and Homelessness 2016**

The overarching aim of the Plan is to increase the delivery of housing, from its current undersupply across all tenures, to help individuals and families meet their housing needs. The Plan identifies a target to double the number of residential dwellings delivered annually by the construction sector and to provide 47,000 social housing units in the period up to 2021. The plan identifies five pillars for action.

Pillar 2 - Accelerate Social Housing

Pillar 3: Build More Homes, seeks to increase the output of private housing to meet demand at affordable prices. The key action is to double housing output over the Plan period.

6.1.3. **Housing for All - A New Housing Plan for Ireland (Sept 2021)**

The stated aim is to provide access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life. The plan identifies the need for construction of an average of 33,000 homes per annum nationally until 2030 to meet the targets outlined in the National Planning Framework. Four overarching objectives are identified:

- Supporting Homeownership and Increasing Affordability.
- Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion.
- Increasing New Housing Supply; and
- Addressing Vacancy and Efficient Use of Existing Stock.

The Pathway to Increasing New Housing Supply includes a focus on the adequate supply of serviced zoned lands to meet housing need, at required densities.

6.1.4. **Regional Spatial and Economic Strategy for the Eastern and Midland Region (2019)**

The Strategy supports the implementation of Project Ireland 2040 and the National Planning Framework (NPF).

RPO 3.2 promotes compact urban growth and targets at least 50% of all new homes to be built, to be within or contiguous to the existing built-up area of Dublin city and suburbs and a target of at least 30% for other urban areas.

RPO 3.3 notes that Local authorities shall, in their core strategies, identify regeneration areas within existing urban settlements and set out specific objectives relating to the delivery of development on urban infill and brownfield regeneration sites and provide for increased densities as set out in the national policy.

Regional Policy Objective 4.3. supports the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built-up area and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport.

The site lies within the Dublin Metropolitan Area (DMA). The aim of the Dublin Metropolitan Area Strategic Plan is to deliver strategic development areas to ensure a steady supply of serviced development lands to support sustainable growth.

Section 5.3 identifies guiding principles for development of the MASP area including:

Compact sustainable growth and accelerated housing delivery – To promote sustainable consolidated growth of the Metropolitan Area, including brownfield and infill development, to achieve a target to 50% of all new homes within or contiguous to the built-up area of Dublin City and suburbs, and at least 30% in other settlements. To support a steady supply of sites and to accelerate housing supply in order to achieve higher densities in urban built up areas, supported by improved services and public transport.

6.2. **S.28 Ministerial Guidelines**

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the report of the Chief Executive, and observers' submissions, I am of the opinion that the most directly relevant section 28 Ministerial Guidelines are:

- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020).

- Urban Development and Building heights, Guidelines for Planning Authorities (2018).
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual').
- Circular Letter: NRUP 02/2021 in respect of Residential Densities in Towns and Villages, as set out in Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)
- Design Manual for Urban Roads and Streets (DMURS).
- National Cycle Manual.
- The Planning System and Flood Risk Management, Guidelines for Planning Authorities.
- Architectural Heritage Protection Guidelines for Planning Authorities.
- Childcare Facilities – Guidelines for Planning Authorities.

6.3. Local Planning Policy

Dublin City Development Plan 2016-2022

The application site is zoned 'Z1' (Sustainable Residential Neighbourhoods), '*To protect, provide and improve residential amenities.*'

The vision for residential development is for a wide range of accommodation within sustainable communities where residents are within easy reach of services, open space and facilities such as shops, education, leisure, community facilities and amenities, on foot and by public transport and where adequate public transport provides good access to employment, the city centre and the key district centres.

Section 4.5.3, Making a more Compact Sustainable City, promotes the consolidation. Policy SC13 promotes sustainable densities, particularly in public transport corridors, which will enhance the urban form and spatial structure of the city, which are appropriate to their context, and which are supported by a full range of community infrastructure.

Policy SC14 promotes variety of housing and apartment types creating a distinctive sense of place in particular areas and neighbourhoods, including coherent streets and open spaces.

Chapter 5 deals with Quality Housing, and policies include:

QH6: To encourage and foster the creation of attractive mixed-use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities, and which are socially mixed in order to achieve a socially inclusive city.

Policy QH5 promotes development addressing any shortfall in housing provision through active land management and a co-ordinated planned approach to developing appropriately zoned lands at key locations including regeneration areas, vacant sites and under-utilised sites.

QH7: To promote residential development at sustainable urban densities in accordance with the core strategy, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

QH8: To promote the sustainable development of vacant or under-utilised infill sites and to favourably consider higher density proposals which respect the design of the surrounding development and the character of the area.

Glebe House is a Protected Structure, while Crumlin Village is defined as an Architectural Conservation Area (ACA), in respect of which the Architectural Conservation Area Report - Character Appraisal and Policy Framework was prepared in 2013.

Section 11.1.5.3 of the plan deals with Protected Structures, while section 11.1.5.4 addresses Architectural Conservation Areas. Section 11.1.5.6 outlines Conservation Area Policy. Policy CHC2 seeks to protect the special interest of protected structures, while Policy CHC4 seeks to protect the special interest and character of conservation areas.

Section 16.4 promotes sustainable residential densities. Density should respect the existing character, context and urban form of an area and seek to protect existing

and future residential amenity. Public transport capacity will also be used to determine the appropriate density allowable.

An urban design and quality-led approach to creating urban densities is promoted, focused on the creation of sustainable urban villages and neighbourhoods. A varied typology of residential units will be promoted to encourage choice in terms of tenure, unit size, building design and to ensure demographic balance in communities.

Section 16.5 notes that the indicative plot ratio for outer city Z1 lands is 0.5 – 2.

In accordance with section 16.7.2, this is considered to be an 'outer city' site, wherein a maximum building height of 16m is specified for commercial and residential development.

7.0 Submissions Received

Irish Water: A Confirmation of Feasibility was issued to the applicant in 2018.

The proposed water connection is feasible subject to replacement of approx. 105m of existing watermain in St. Agnes Road and approx. 125m of a new main to link the existing main in Balfe Road and in John McCormack Avenue. The applicant will be required to fund these upgrades as part of a connection agreement.

A wastewater connection is feasible without infrastructure upgrade. A permission to connect via third party land (from the site to the road) may be required.

8.0 Forming the 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 submission and the discussions which took place during the tripartite consultation meeting.

8.1. 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. The documentation submitted with this pre-application consultation request is set out in appendix 1 to this report. I have considered all of the documentation submitted by the prospective applicant, relating to this case.

Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and relevant guidelines issued by the Minister under section 28 of the Act of 2000. Section 5(6) requires that where the proposed development would materially contravene the development plan or local area plan, as the case may be, other than in relation to the zoning of the land, then the statement provided for the purposes of subsection (5)(b)(i) shall indicate why, in the prospective applicant's opinion, permission should nonetheless be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

Statements required under S.5(5) and 5(6) above have been submitted in this regard and The Statement of Consistency under S.5(5) considers the following policy documents:

- Action Plan for Housing and Homelessness 2016
- National Planning Framework
- Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020
- Regional Economic and Spatial Strategy 2019- 2031
- Quality Housing for Sustainable Communities (2007)
- Sustainable Residential Development in Urban Areas (2009)
- Urban Design Manual – A Best Practice Guide (2009)
- Sustainable Urban Housing: Design Standards for New Apartments (2020)
- Urban Development and Building Heights: Guidelines for Planning Authorities, 2018.
- Planning Guidelines for Childcare Facilities (2001)
- The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)

- National Adaptation Framework: Planning for A Climate Resilient Ireland (2018)
- Design Manual for Urban Roads and Streets (Dmurs)
- Architectural Heritage Protection Guidelines for Planning Authorities (2011)
- Dublin City Development Plan 2016

The statement identifies relevant policy provisions, including relevant SPPR's, and describes how the proposed development is considered to be in compliance therewith. The statement concludes that the proposal is a suitable form, design and scale of development for this strategically located underutilised site, within an existing urban settlement in Crumlin, which is zoned for residential development in proximity to a high quality QBC.

The application identifies a material contravention of the City Development Plan in respect of Building Height and a S.5(6) Material Contravention Statement is submitted in this regard. This concludes that the development is in compliance with national and regional planning policy and the criteria set out in section 3.2 of the Building Height Guidelines 2018, in particular, and that permission can therefore be granted in accordance with S.37(2)(b).

8.2. Planning Authority Submission

A submission from Dublin City Council was received by An Bord Pleanála on the 13/12/2021 in accordance with Section 6(4)(b) of the 2016 Act. The submission includes a statement of the planning authority's opinion, record of pre-planning consultations, detail of planning applications in the area and copies of internal technical reports. The report containing the opinion of the planning authority makes the following points:

- The proposed land use is considered acceptable. Café use would be suitable given the proximity to Crumlin Village and position on a new public route.
- The site coverage and plot ratio are acceptable, and the site is suitable for high density development.

- The distribution of blocks and open spaces responds to the existing context and improves connectivity between St Agnes Road and Somerville Drive.
- The proposed gate on the pedestrian route would be contrary to the development plan policies promoting permeability. Controlled access should be omitted.
- The route would benefit from a good level of natural surveillance and should provide 24hr pedestrian and cycle access.
- If anti-social behaviour becomes an issue at operational stage, this may be the subject of a separate application.
- Building height materially contravenes the provisions of the development plan.
- High-density residential development on this underutilised brownfield site is acceptable and necessary to achieve national objectives as set out in the NPF.
- The scale and massing, stepping down on sensitive boundaries, is appropriate.
- The articulation of the facades and proposed materials are of a high standard.
- The fence bounding external space associated with the crèche would have a negative visual impact on the quality of the public plaza and route.
- This is not shown in the visualisations and should be reconsidered.
- The development will secure the future use of Glebe House and is supported, including treatment of the front garden and roadside boundary.
- The scale, siting and design of the pavilion buildings are sensitive to the character of the protected structure and will not detract from it.
- The setback of blocks from Glebe House, the adjacent scale, the standard of architecture, use of quality materials and landscaping, strikes an appropriate balance and makes efficient use of land in a sustainable location.
- The recommendations of the archaeological report are appropriate.
- Apartment design generally complies with the Apartment Design Guidelines.
- The assessment of daylight should consider all proposed bedrooms and living / kitchen / dining rooms in the development.
- The design and layout addresses overlooking of adjoining properties. Increased overlooking is limited to levels which are typically acceptable within urban areas.
- Proposed massing provides separation from surrounding dwellings.
- Adjoining properties are expected to retain good levels of daylight and any additional overshadowing arising is limited to part of the morning or evening.

- Residential units over the parade of shops to the northeast should be assessed in the Daylight Report.
- Overall, the proposal would be acceptable with regard to neighbouring amenity.
- The creche facility is acceptable.
- There are concerns about overspill parking, lack of crèche set-down facilities, access arrangements and the installation of a gate on the pedestrian route between St Agnes Road and Somerville Drive.
- Identified bat mitigation measures are considered acceptable.
- Further detail with regarding to drainage and the assessment of flood risk are required.
- The proposed removal of two trees is acceptable.

8.3. The Consultation Meeting

A Section 5 Consultation meeting was held on 21/02/2022, commencing at 10am, via Microsoft Teams. 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 and the main topics raised for discussion at the tripartite meeting were as follows:

- Principle of Development
- Design and layout
- Transport and parking
- Ecology
- AOB

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-311973-21' 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.

In respect of the Principle of Development, An Bord Pleanála sought further clarification and elaboration of the documents as they relate to the proposed development in respect of the following:

- The nature of the proposed scheme in terms of tenure.
- The prospective applicant's ownership or interest in lands affected by the proposed development.

In relation to Design and Layout, An Bord Pleanála sought clarification and further elaboration of the documents relating to the proposed development in respect of the following matters:

- The justification for material contravention of the building height provisions of the Dublin City Development Plan 2016, having regard to the Development Management Criteria under the Building Height Guidelines.
- The design and layout of amenity space serving the proposed childcare facility.
- The assessment of daylight, sunlight and overshadowing.
- The design and management of the proposed pedestrian connection between Sommerville Drive and St. Agnes Road.

In relation to Transport and Parking, An Bord Pleanála sought clarification and further elaboration of the documents in respect of the following matters:

- The rationale for the level of car parking provision on the site.
- Provision for childcare and café uses in terms of parking and set-down areas.
- The level of cycle parking provision proposed.
- Public transport accessibility.

In relation to Ecology, An Bord Pleanála sought clarification and further elaboration of the documents in respect of the following matters:

- The extent of surveys carried out on the site.

9.0 Conclusion and Recommendation

I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, including s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

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.

Having regard to 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** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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.

10.0 Recommended Opinion

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.

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 **would constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála**

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 report addressing the matters raised in the Transportation Planning report of Dublin City Council, dated 08/12/2021, including inter alia:
 - a) A rationale for the level of car parking provision proposed and a Parking Management Strategy, including detail on the allocation of parking spaces by type and by land use.
 - b) A Mobility Management Plan / Travel Plan in respect of the proposed development.
 - c) A Quality Audit in accordance with Advice Note 4 of DMURS.
 - d) Details of the quantum and design of bicycle parking / storage, having regard to the provisions of the guidelines on Sustainable Urban Housing: Design Standards for New Apartments. The design of such parking / storage should consider relevant access and operational requirements.
 - e) A Servicing and Operations Management Plan for the proposed commercial and residential uses.
2. Details of how it is proposed to tie-in / connect to the existing public footpath network along St. Agnes Road, including evidence of consent for any works required in this regard.

3. A detailed phasing plan, which should include the timing of works to Glebe House, a protected structure.
4. Detailed section drawings illustrating the relationship between the proposed development and adjoining residential properties.
5. A report addressing the matters raised in the report of the Dublin City Council Drainage Division in their report dated 03/12/2021.
6. Drawings identifying the extent of clearly defined public open space and communal and private residential amenity spaces, within the development and identifying those areas intended to be taken in charge by the Local Authority, if any.
7. A landscaping plan for the site, including proposals for the ground level communal open space to the north and east of Block A.
8. Detailed proposals for the design and layout of the external amenity space serving the proposed childcare facility which should have regard to its relationship with the adjoining public open space / plaza and the adjoining pedestrian-cycle route. Proposals in this regard should be fully detailed and illustrated in the drawings and documentation provided.
9. Detailed proposals for the design and management of the proposed pedestrian and cycle connection between Sommerville Avenue and St. Agnes Road.
10. A Building Lifecycle Report in accordance with section 6.13 of the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities (2020) guidelines which should consider the external materials on all elevations. The report shall also have regard to the management and maintenance of public spaces and access routes to the development
11. The application should include a comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity / open spaces, as well as potential impacts on daylight and sunlight to adjoining properties. In preparing such assessment regard should be had to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and to the approach outlined in guides like the BRE 'Site

Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.

The assessment should provide a comprehensive view of the performance of the entire development in respect of daylight provision. Where any alternative, compensatory design solutions in respect of daylight are proposed, these should be clearly identified and justified, and their effect appropriately described and / or quantified.

12. 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.
13. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 unless it is proposed to submit an EIAR at application stage.

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. Transport Infrastructure Ireland.
3. National Transport Authority
4. Minister for Housing, Local Government and Heritage
5. Heritage Council
6. An Taisce — the National Trust for Ireland

7. The Dublin City 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.

Conor McGrath

Senior Planning Inspector

21/02/2022

Appendix 1: Documentation accompanying the S.5 request

- Completed Application Form and appropriate fee
- Letters of Consent
- Set of A3 Architectural Drawings
- Design Report
- Housing Quality Assessment
- Material and Finishes Report
- Schedule of Accommodation
- Part V Booklet
- Statement of Consistency
- Material Contravention Statement
- EIA Screening Report
- Transport Impact Assessment
- Water Services and Flood Risk Assessment (Including Irish Water Confirmation of Feasibility)
- Preliminary Construction and Waste Management Plan
- Site Specific Flood Risk Assessment
- Engineering Drawings
- Landscape Report
- Landscape Drawings
- Visual Impact Assessment
- Visual Impact Assessment Views
- Arboriculture Report
- Tree Protection Strategy
- A3 Arboriculture Assessment Drawings
- Appropriate Assessment Screening Report;
- Lighting Drawings
- Energy Statement
- Shadow, Daylight and Sunlight, Analysis
- Section 299B Statement,
- Operational Waste Management Plan
- Microclimate Study
- Archaeological Assessment Reports