



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
312212-21**

Strategic Housing Development	445 no. BTR apartments, plus a crèche and all associated site works.
Location	Sector 3, Aiken's Village, Stepside, Co Dublin.
Planning Authority	Dun Laoghaire Rathdown County Council.
Prospective Applicant	Ironborn Real Estate Limited,
Date of Consultation Meeting	4 th May 2021
Date of Site Inspection	31. 03. 2021
Inspector	F. Fair

1.0 Introduction

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

2.0 Site Location and Description

- 2.1.1. The subject site is located at Sector 3, Aiken's Village, Stepside, Co Dublin. It is located between the existing Belarmine and Aiken's Village developments in Stepside, Co. Dublin.
- 2.1.2. The site is rectangular in shape and the ground slopes up from the south-eastern corner (+121m) to the north-western corner (+129m) and generally slopes up from south to north across the site. The northern boundary runs along the existing Thornberry Road with a building edge of 2 and 3-storey houses. The eastern boundary is tree-lined along its length with mature/semi-mature trees. The southern boundary faces onto open space and a segment of the curved Village Road. Atkinson Drive forms the western boundary, between the site and a large open space area.
- 2.1.3. The subject site, 3.39 Ha, is split into two distinct parcels of land:
- The site for proposed residential development is generally bounded by Thornberry Road to the north, by Atkinson Drive and the adjoining open space lands to the west, Sandyford Hall residential development adjacent Ferncarraig Avenue to the east and by Village Road and Griannan Fidh residential development to the south.
 - The site for proposed public services infrastructure (below ground foul water overflow storage tank and pump station, including localised above ground detention

area) is on open space lands generally bounded Griannan Fidh residential development to the north, Sandyford Hall residential development to the east open space lands (including detention basin) to the south and west.

- 2.1.4. Existing building heights in the area range from 2 – 6 storey's at present. There is a wide variety of building heights in the Aiken's Village / Belarmine area already.
- 2.1.5. There is a series of existing pedestrian links to the existing village facilities at Belarmine, including a Fresh Foodmarket, a pharmacy, dry cleaners, a restaurant and a Giraffe Childcare facility. In addition, the existing necklace of public open space passing though the overall Aiken's Village / Belarmine area is readily accessible to the site.
- 2.1.6. There is an existing link for pedestrians and cyclists from the subject site directly to the Glencairn LUAS Stop. This link is via a pathway linking to Ferncarraig Avenue, Sandyford Hall Avenue and which ultimately reaches Murphystown Way. This route can be travelled in approximately 10 minutes and is just over c. 900m in distance. This route goes past the Sandford Hall local centre, which contains a Centra, McCabes Pharmacy, Costa Coffee and Kidz Biz Day Nursery

3.0 **Proposed Strategic Housing Development**

- 3.1.1. The proposed development consists of:

Site Parameters		
Site Area	3.39 hectare gross / 2.8 ha Net	
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No. of Units	445 BTR Apartments	
	1 Bed: 158 (35.5% of total units)	
	2 Bed: 287 (64.5% of total units)	
Resident amenity space / communal areas	c. 1,456 sq. m Block G: c. 537 sq. m and Block C: c. 919 sq. m Block F Total 2,912 sq. m	<ul style="list-style-type: none"> - Residents lounge - Postal deliveries - Games room - Cinema - Gym - Yoga room - reception
Creche	515 sq.m (incl outdoor play area c.204.2 sq. m)	
Density	C. 156 u/ha based on net site area of 2.8 ha	
Site Coverage	57%	
Plot Ratio	1.9	
Height	2 – 8 storey	
Dual Aspect	52%	
POS	c. 4,930 sq. m (c. 14.9% of total Site Area without DLRCC owned open space lands) c. 9,799 sq. m (c. 34% of total Site Area with DLRCC owned open space lands)	

COS	c. 4,579 sq. m
Car Parking Spaces	354
Motorcycle spaces	14
Bicycle Parking spaces	638
Part V	44 units (10%)
Access	New vehicular access to Basement 1 from Atkinson Drive and new vehicular access to Basement 2 from Thornberry Road.

4.0 National and Local Planning Policy

4.1.1. National

Project Ireland 2040 - National Planning Framework

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

The directly relevant National Policy Objectives as contained within the NPF include:

National Policy Objective 3a: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.

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

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

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

Objective 35: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

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

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- Design Manual for Urban Roads and Streets (Interim Advice Note Covid -19, May 2020)
- Guidelines for Planning Authorities on Urban Development and Building Heights, 2018
- Sustainable Urban Housing: Design Standards for New Apartments (2018),

- The Planning System and Flood Risk Management (including associated Technical Appendices).
- Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities (2009).
- The Architectural Heritage Protection Guidelines for Planning Authorities (2011).

4.1.2. **Regional Policy**

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

The Regional Spatial and Economic Strategy for the Eastern and Midlands Region seeks inter alia to consolidate the Dublin Metropolitan Area by focusing at least 50% of all new homes within or contiguous to the existing built up areas of Dublin.

4.1.3. **Local Policy**

Dun Laoghaire Rathdown Development Plan 2022-2028

The subject lands are zoned Objective 'A' in the Dun Laoghaire Rathdown County Development Plan and the objective is 'to protect and-or improve residential amenities.' With a portion of the site zoned 'F' - OS – Open Space.

5.0 **Planning History**

ABP Ref. ABP-306471-20 (Project Ironborn) Permission was sought on 21 January 2020 for a Strategic Housing Development. This development consisted of 444no. apartment units (120no. 1 bedroom units, 310no. 2 bedroom units and 14no. 3 bedroom units) arranged in 9no. blocks ranging in height from 2 – 8 storeys over 2no. independent single level basements. Private patios/ terraces and balconies are

provided for all apartment units. Upper level balconies are proposed on elevations of all multi-aspect apartment buildings. Blocks A-D are located above Basement 1 (7,085 sq. m gross floor area) and Blocks F -J are above Basement 2 (6,669 sq. m gross floor area). Provision of 1 no. childcare facility (c. 527 sq. m gross floor area) in Block K. Provision of tenant amenity space/ communal areas (c. 1,389 sq. m gross floor area) in Block C and Block K. And all associated and ancillary site development, infrastructural, landscaping and boundary treatment works including: - New vehicular access to Basement 1 from Atkinson Drive and new vehicular access to Basement 2 from Thornberry Road. Provision of approximately 3,857 sq. m public open space, including a public plaza onto Village Road. Provision of 455no. car parking spaces including basement parking, set down spaces for proposed childcare facility and repositioning of set down area on Atkinson Drive. Provision of 594no. bicycle parking spaces. Communal bin storage and plant provided at basement level and additional plant provided at roof level.

The Board refused permission for the development on 28 April 2020. Reasons for refusal: -

- The lack of certainty in relation to upgrades that are necessary to the wastewater network in order to accommodate the proposed development without eliminating the risk of flooding was the primary concern for the proposed development.
- The planning authority highlighted issues with the lack of compliance with both local development plan policy and national policy with respect to a number of apartment units and the resultant quality of residential amenity standards which suggested the layout and design of the proposed development would result in a substandard level of residential amenity for future occupants.

ABP Ref. ABP-309828-21 (Project Ironborn 2) Permission was sought on 29th March 2021 for a Strategic Housing Development. The development consisted of 445no. 'Build-to-Rent' apartment units (158no. 1 bedroom units and 287no. 2 bedroom units) arranged in 9no. blocks ranging in height from 2 – 8 storeys over

2no. independent single level basements. Private patios / terraces and balconies are provided for all apartment units. Upper level balconies are proposed on elevations of all multi-aspect apartment buildings; Blocks A – D are located above Basement 1 (5,949 sq. m gross floor area) and Blocks F – J are above Basement 2 (5,058 sq. m gross floor area); Provision 1no. childcare facility (c. 514.9 sq. m gross floor area) in Block D; Provision of resident amenity space / communal areas (c. 1,455.7 sq. m gross floor area) in Block C and Block G; And all associated and ancillary site development, infrastructural, landscaping and boundary treatment works including: - New vehicular access to / from Basement 1 from Atkinson Drive and new vehicular access to / from Basement 2 from Thornberry Road; Provision of c. 9,799 sq. m public open space, including a public plaza onto Village Road and improvement works to existing open space area to the north of existing Griannan Fidh residential development; Provision of 354no. car parking spaces including basement parking, set down spaces for proposed childcare facility and repositioning of set down area on Atkinson Drive; Provision of 638no. bicycle parking spaces; Provision of 14no. motorcycle parking spaces; Communal bin storage and plant provided at basement level and additional plant provided at roof level; Provision of below ground wastewater storage tank (c. 500m³) and associated connection to the wastewater networks including ancillary above ground kiosk and appropriate landscaping on open space lands to the south of Griannan Fidh residential development.

The Board granted permission for the development on 15 July 2021.

This permission is subject to on-going Judicial Review proceedings.

Planning History Summary

The subject site forms a parcel of land, Sector 3 that was granted permission under Reg. Ref. D10A/0440 for 410no. residential units on a larger overall site of 12 Ha. The first two sectors of this permission have taken place. A further application was

made in relation to the subject site, Sector 3 under Reg. Ref. D16A/0511, which received a grant of permission to develop 243no. residential units on site.

The most recent permission for the site was granted permission by An Bord Pleanála but is currently subject to on-going Judicial Review proceedings.

It is submitted that the new proposed net density of c. 156no. units per Ha (c. 74no. units per Ha in the context of Parcel 5 as a whole) is justifiable given new national and regional guidelines put forward by the Minister regarding seeking to accommodate higher densities at sites which are in close proximity to high quality public transport, such as the subject site.

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

It is stated by the prospective applicant that a pre planning consultation meeting was requested with the planning authority, however, the PA was not in a position to facilitate a meeting and the applicant was referred to the policy advice given in respect of previous proposals on this site.

7.0 **Submissions Received**

Irish Water (report dated 19th January 2022)

Irish Water has assessed the proposal and confirms a Confirmation of Feasibility has been issued to the applicant advising that connection(s) are feasible subject to the following contingencies:

In respect of Water:

There is sufficient capacity in the existing Water Treatment Plant to facilitate the proposed development.

In respect of Wastewater:

There is sufficient capacity in the existing Wastewater Treatment Plant to facilitate the proposed development.

In addition to the above, as outlined in our previous Confirmation of Feasibility (7th January 2021), an online storage tank is required to mitigate the risk of flooding downstream in storm events. This storage volume of 250m³ is required to mitigate the flooding risk from a 1 in 30 year return period storm event in line with Irish Water's gravity sewer standards. 2 Uisce Éireann Irish Water The 500m³ future storage volume identified in our Confirmation of Feasibility letter (30th October 2020) was an estimate, completed by extrapolating storage requirements for the potential future zoned development lands within the collection catchment. Further detailed modelling analysis using residential densities and misconnection allowance over the next 10-15 years will be required to confirm the storage requirements as part of future detailed design. Consequently, sufficient land area should be made available for potential future modular expansion of the proposed tank under future connection applications. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the 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,

- Pre-Planning Application Planning Report & Statements of Consistency (including Description of Possible Effects on the Environment and EIAR Screening), prepared by Stephen Little & Associates.
- A Housing Quality Assessment & Schedule of Accommodation, prepared by Ferreira Architects
- Architectural Design Statement, prepared by Ferreira Architects
- A Drainage Design Report and Drawings, prepared by Kavanagh Burke Consulting Engineers
- Flood Risk Assessment, prepared by JBA Consulting Engineers.
- A Landscape Report and Drawings, prepared by Mitchell & Associates Landscape Architects.
- A Traffic & Transportation Assessment prepared by AECOM Consulting Engineers
- An Arboricultural Assessment Report, prepared by CMK Horticulture
- Ecological Technical Note, prepared by Scott Cawley Ltd.
- Prospective Applicant's Part V Proposal Letter

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 a copy of their section 247 consultation with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on the 24th January 2022.

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

- Not a suitable location for BTR
- May materially contravene a condition attached to an existing permission (D10A/0440) (as amended)
- Insufficient supporting community infrastructure to cater for the predicated future demand including childcare, schools and local community facilities
- Concern regarding 8 storey height given elevated location.
- Proximity of proposed opposing habitable room windows are of concern.
- Undue overlooking.
- Sunlight daylight overshadowing assessment is inadequate – concern to adjoining properties no. 18 Hyde Road and properties on Thornberry Road, land to the south and east of the site, noting the height of the scheme increases as it moves south.
- Mix of Units (40% of apartments are 3 bed in new communities - New CDP)
- Not true dual aspect of 52% (bay type window?)
- Dept of Education should be consulted
- 0.8 car parking ratio too low.
- Devaluation of property, lack of quality OS, significant levels of overlooking and overshadowing, prominent, overbearing and out of context.

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

11.0 Consultation Meeting

A Section 5 Consultation meeting took place via teams on the 4th May 2022, 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. Compliance with statutory Development Plan policies (Suitability of the site for BTR Scheme and Unit Mix).
2. Previous permission on this site (D10A/0440), as amended by subsequent permissions.
3. Transportation, access, connectivity and car parking
4. Impact on existing and future residential amenities (height, overlooking, overshadowing, overbearing, quality and quantum of open space)
5. Supporting community infrastructure, location and layout of non-residential uses.
6. AOB

11.1.1. In respect of compliance with statutory Development Plan policies, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Clarity on whether there are any amendments in the proposed application to that proposed under ABP-309828.
- Further consideration and justification of the proposal in light of the newly adopted Dun Laoghaire Rathdown County Development Plan 2022 – 2028.

- Further justification of the BTR proposal and the proposed mix of units given the opinion of the PA dated 24th January 2022.
- Further justification of public transport capacity and frequency in light of Ballyboden judgement.
- Consideration that any possible material contravention issues are advertised accordingly, and the application documentation should refer to the 2022 – 2028 County Development Plan.

11.1.2. In relation to, previous permission on this site (D10A/0440), as amended by subsequent permissions. An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further clarity and justification of the proposal in light of D10A/0440 and live extension of duration of permission sought and the issues raised by DLRDCC regarding enforcement and delivery of services and open space.

11.1.3. In relation to, transportation, access, connectivity and carparking, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Clarification that all items raised by transportation department in their report submitted to the Board are addressed, further meetings should be sought to resolve outstanding issues.

11.1.4. In relation to, residential amenity, 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 policies and objectives contained in the new Dun Laoghaire Rathdown County Development Plan 2022 – 2028:

11.1.5. In relation to, supporting community infrastructure, An Bord Pleanála representatives sought further elaboration / discussion / consideration of the following:

- Further justification that there is sufficient supporting community infrastructure to cater for the predicated future demand including childcare, schools and local community facilities, regard being had to policies and objectives contained in the new County Development Plan 2022 – 2028.

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

- Consideration that each application stands on its own merits and that the subject application will be assessed having regard to the current statutory County Development Plan 2022 – 2028, national policy and relevant judicial reviews.
- Consideration that should 309828 be quashed by the courts that it can not be relied upon or referred to, in any application submitted.
- All surveys and supporting documentation should be up to date and accurate.
- Clarification that all items raised by the PA in their report submitted to the Board are addressed, further meetings should be sought to resolve outstanding issues.
- Further consideration that the SHD process does not allow for further information, 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.

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. 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 zoning objectives of the development plan for the area. Such statement should have regard to the development plan in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.
 2. 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 specific objectives of the Dun Laoghaire Rathdown Development Plan 2022 – 2028.

3. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if the proposed development materially contravenes the statutory Dun Laoghaire Rathdown Development Plan 2022 – 2028, 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.
4. A detailed statement demonstrating how the proposed development ties in with the wider development strategy for the landholding and the overall Aiken Village / Belarmine area, with regard to live permissions on the site and adjoining lands and an overall phasing strategy.
5. A detailed schedule of accommodation which indicates consistency with relevant standards and SPPRs in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2020) including a report (Site Specific Management Plan) which addresses the use of the residential support facilities and amenity areas.
6. A childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, the likely demand and use for childcare places resulting from the proposed development.
7. Inclusion of a Social and Community Audit of the schools in the vicinity in particular school going children and the accommodation of additional requirement resulting from the proposed development.
8. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way

finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.

9. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
 - Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
 - Impact to any neighbouring properties devoid of proposed and existing landscaping and trees.
10. Submission of a Traffic and Transport Assessment to include car parking and cycle parking and access rationale.
11. An up to date Ecological Assessment, inclusive of a Bat Survey.
12. A response to matters raised within the PA Opinion submitted to ABP on the 24th January 2022.
13. 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.

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

15. Site Specific Construction and Demolition Waste Management Plan.

16. 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. Irish Water
2. Dun Laoghaire Rathdown County Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Fiona Fair
Planning Inspector
16.05.2022