



An  
Bord  
Pleanála

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

### **Inspector's Report on Recommended Opinion TC0022**

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<b>Strategic Housing Development</b>	215 no. student accommodation units (598 bedspaces), 103 no. apartments, retail / café / working space (907 sq.m.) and community sports hall (298 sq.m.)
<b>Location</b>	Former Blakes and Esmonde Motors Site, Lower Kilmacud Road, Stillorgan, Co. Dublin
<b>Planning Authority</b>	Dun Laoghaire Rathdown County Council
<b>Prospective Applicant</b>	Cairn Homes Properties Limited
<b>Date of Consultation Meeting</b>	18 <sup>th</sup> October 2017
<b>Date of Site Inspection</b>	28 <sup>th</sup> September 2017
<b>Inspector</b>	Sarah Moran

## 1.0 Introduction

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, 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. The site, stated area 1.342 ha, is located on the southern side of Stillorgan village, bound by the Lower Kilmacud Road to the north, The Hill to the south and west and the N11 to the east. It is adjacent to Stillorgan Shopping Centre and the Stillorgan Leisureplex, both to the north on the opposite side of Lower Kilmacud Road. There are 3 no. 2 storey residential properties to the immediate south east. There are 1-2 storey cottages along The Hill, which are all in commercial use. There is 2 storey housing at St. Laurence's Park further to the south west. Levels fall 4m across the site from The Hill to the N11. The lands currently comprise 3 separate properties:

- The former Blakes restaurant / nightclub at the junction of Lower Kilmacud Road and The Hill, the northern end of the site. 2 storey building.
- Lands owned by Dun Laoghaire Rathdown County Council at the junction of Lower Kilmacud Road and the N11.
- The former Esmond Motors premises at the eastern end of the site.

There is a 9 m wayleave for a public surface water sewer running north / south through the centre of the site. There is a flood zone in the middle of the site. The Stillorgan QBC runs along the N11 in front of the site.

### 3.0 Proposed Strategic Housing Development

3.1. The development involves:

- Demolition of all existing structures on the site.
- 215 no. student accommodation units (598 bedspaces): 81 no. twin studio units, 75 no. single studio units, 11 no. 4 bed studio units; 11 no. 5 bed studio units; 15 no. 6 bed studio units, 4 no. 7 bed studio units, 18 no. 8 bed studio units.
- 103 no. apartments: 24 no. 1 bed apartments, 70 no. 2 bed apartments and 9 no. 3 bed apartments.
- Stated residential density of 172 dwellings per ha.
- Other uses: retail / café / working space (907 sq.m.), community sports hall (298 sq.m.)
- Public open space provision of 20% of site area.
- 143 no. basement car park spaces, 14 no. surface parking spaces including 4 no. Go Car spaces and 6 no. disabled spaces. 336 no. bicycle spaces for student accommodation, 108 no. spaces for apartments, 5 for retail and 79 additional short stay spaces.

3.2. The development involves 4 no buildings as follows:

- Buildings 1 and 2 at the southern end of the site, facing The Hill. Apartments. Both 5 floors high. Shared basement car park.
- Building 3 at the western end of the site, facing the junction of The Hill and Lower Kilmacud Road. Café / restaurant on ground floor, also retail and co-working spaces, community sports hall, cinema, gym and ancillary facilities for student accommodation. Upper floors contain student accommodation. Highest element is 6 stories. Basement car park shared with building 4. Pedestrian area at the junction of The Hill and Lower Kilmacud Road with vehicular access to a 'set down' area.
- Building 4 at the western end of the site facing the junction of Lower Kilmacud Road and the N11. Linked to building 3. Containing student accommodation.

Highest element is a tower of 9 stories. Basement car park shared with building 3.

The buildings are laid out in a triangular configuration along the perimeter of the site with a central public open space, accessed from The Hill. Vehicular access to the basement car parks is from The Hill.

## 4.0 Planning History

### 4.1. D02A/1069 PL06D.201758 Former Blakes Site

- 4.1.1. Demolition of all structures and construction of a mixed use development comprising 67 student residences, offices (7,130 m sq.), 2 no. restaurants, public house / night club, basement car parking (267 spaces), cycle parking, all in 4 no. 5 to 12 floor blocks. Also a new public square / plaza and a pedestrian bridge over the N11. The Board issued a split decision. It refused permission for the office block and associated basement car park and the pedestrian link bridge for 3 no. reasons relating to (1) excessive intensity of office use, failure to integrate fully into the District Centre; (2) excessive scale of office building at this prominent corner location, visually obtrusive; (3) visual impacts of the pedestrian link bridge. The Board granted permission for the remainder of the development.

### 4.2. D04A/0674 PL06D.210848 Former Blakes Site

- 4.2.1. Mixed use development comprising 187 no. residential units, 2 no. restaurants, 2 no. retail units, public house, crèche, gym, N11 pedestrian footbridge. Building height 6 to 12 stories over basement. Permission granted. Permission refused for an extension of duration under D04A/0674/E1, on grounds of substandard apartments with regard to relevant national and local policies.

### 4.3. D06A/1859 PL06D.222395 Former Esmonde Motors Site

- 4.3.1. Mixed use development comprising 141 no. apartments, 38 bed aparthotel, restaurant, public house, 3 no. retail units, crèche, 335 no. basement car parking spaces, 3 to 11 stories height. Permission granted by the planning authority and refused by the Board for reasons relating to (1) development would be prejudicial to the completion of future road improvements and premature pending the adoption of a traffic management study as required by the LAP; (2) overdevelopment of the site

and visually obtrusive and (3) poor quality of residential accommodation, failure to provide a sustainable mix of residential units.

#### 4.4. D11A/1075 Former Blakes Site

- 4.4.1. Permission granted for a convenience foodstore and restaurant.

## 5.0 **National and Local Planning Policy**

### 5.1. **Section 28 Ministerial Guidelines**

- 5.1.1. 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 – Guidelines for Planning Authorities'
- 'Design Manual for Urban Roads and Streets'
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices')
- 'Childcare Facilities – Guidelines for Planning Authorities'

### 5.2. **Dun Laoghaire Rathdown County Development Plan 2016-2022**

- 5.2.1. Policy RES12: Provision of Student Accommodation is to facilitate student accommodation on campuses or in locations which have convenient access to Third Level colleges (particularly by foot, bicycle and high quality and convenient public transport) in a manner compatible with surrounding residential amenities. No social / affordable housing will be required in instances where it is proposed that bona fide / purpose built student accommodation is to be provided on the campus of a recognised Third Level Institution. Section 8.2.3.4 (xii) all proposals for student accommodation should comply with the Department of Education and Science Guidelines on Residential development for Third Level Students (1999), the subsequent supplementary document (2005) and the 'Student Accommodation Scheme', Office of the Revenue Commissioner (2007).

5.2.2. Appendix 9 Building Height Strategy section 3.3 states that the N11, owing to its width, strategic importance and public transport facilities, has the potential to become an attractive urban corridor enclosed by taller buildings of high quality at locations which are also proximate to social and community infrastructure. Such developments have tended to range in height from 3 to 7 storeys. The width of the corridor at > 40m provides an opportunity for taller buildings to enclose this space.

### 5.3. **Stillorgan Local Area Plan 2007-2017**

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

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

- 1) It will substantially enhance the legibility of the area, i.e.: by marking an important node or street corner.
- 2) It preserves and enhances local character.
- 3) It creates active street frontages and addresses and improves public realm, the network of streets and spaces and the quality of the physical environment.
- 4) Its scale, mass and height respects adjoining buildings.

- 5) It does not have an adverse impact on living conditions in terms of overlooking, overshadowing, excessive scale etc.
- 6) It does not compete with existing landmarks.
- 7) It is of outstanding architectural quality and urban design.
- 8) In considering landmark developments, the Planning Authority will take into account the cumulative effect of new or proposed landmark developments within Stillorgan to ensure the benchmark height is not undermined.

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

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

## 6.0 **Forming of the Opinion**

- 6.1. 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 a brief detail on each of these elements hereunder.

### 6.2. **Documentation Submitted**

- 6.2.1. 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, the following:

Completed Application Form; Irish Water correspondence on pre-connection enquiry; letters of consent from landowners Emerald Investment Partners and Dun Laoghaire Rathdown County Council; Part V proposals accompanied by Legal Opinion; site layout plan; area assessment and schedules of accommodation; Housing Quality Assessment; Archaeological Assessment and Testing Report; Screening Report for Appropriate Assessment; Assessment of the Visual Impact on the Built Environment;

Stillorgan Flood Risk Assessment Report; Environmental Report; Statement of Consistency with Planning Policy; M & E Utilities Report; Residential and Commercial Energy Statements; Student Accommodation Management Plan; Shadow Analysis and Vertical Sky Component Study; Internal Daylight and Sunlight Analysis; Landscape Report and outline landscape specification; Inward Noise Assessment; Outline Construction Management Plan; Transport Assessment; Waste Management Plan; Drainage and Watermain Planning Report; Drawing Pack containing architectural, landscape, civil engineering and mechanical & electrical drawings; Architecture & Urban Design Statement.

6.2.2. 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 the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required.

6.2.3. I have reviewed and considered all of the above mentioned documents and drawings.

### 6.3. **Planning Authority Submission**

6.3.1. 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 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 4<sup>th</sup> October 2017. The 'opinion' included the following matters:

- Proposed use is generally in accordance with the Stillorgan LAP and the County Development Plan.
- SVAMFP. Development appears to not have given regard to the provisions relating to setbacks, permeability, pedestrian accessibility, on-street car parking and modifications to traffic lanes and footpaths.
- LAP benchmark height of 5 stories with provision for landmark buildings. Development plan Building Height Strategy benchmark height of 5 stories with



the exception of 2 no. 9 storey buildings, one of which is located on the subject site. Compatibility with the scale and character of buildings on The Hill.

- Utility of the area south of the retail element, as far as the vehicular access, as public amenity space. Applicants to demonstrate the ability of this element to provide for the uses proposed on p. 90 of the 'Architecture and Urban Design Approach' submitted.
- Achievement of development plan objectives for Stillorgan District Centre in relation to providing vitality, animation and enhanced public realm, ref. section 3.2.6., particularly at the Lower Kilmacud Road elevation and The Hill / Lower Kilmacud Road junction. Need for active frontage to Lower Kilmacud Road and permeability through the site at this location in accordance with Stillorgan LAP. Urban Design Manual 2009 – connections, distinctiveness and layout.
- Development exceeds DOE and development plan guidance on residential density. Apartments meet or exceed development plan and apartment guidelines standards, however development does not appear to comply with development plan objectives for provision of public open space. Serious concern about overshadowing within the development with regard to the BRE document "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2011)"
- The provision of a large number of single and double occupancy studio student accommodation units diverges from the Department of Education and Science Guidelines. They effectively provide self-contained accommodation, avoiding the requirement to conform to national design standards for new apartment developments.
- Need to provide a crèche to comply with development plan standards.
- Concern as to how this single use development will contribute positively to the wider Stillorgan area and to the objectives contained within the development, plan LAP and SVAMFP.
- Drainage planning report. Concerns regarding the viability of a large diameter pipe being bridged over from 1<sup>st</sup> floor upwards. Details need to be finalised and agreed prior to lodgement of any application. Also no details or locations of proposed SUDS elements provided. Flood risk. The proposed hydrology and hydraulic modelling approach is generally acceptable.

- Parks Department. No landscape plan provided. Concerns regarding overshadowing of open space, height of building B1. Urban realm dominated by hard surfacing. Applicant required to provide a playground in accordance with development plan policy.
- Council position that, development of student accommodation 'off campus' is subject to Part V obligations.
- Transportation planning. Concern that development is not compatible with the SVAMFP. A strip of land take from The Hill is required. Proposed set down area from Lower Kilmacud Road is not acceptable. Proposals for services and deliveries from Lower Kilmacud Road not acceptable. Shortfall in car parking provision with regard to development plan standards. No visitor or Go Car parking for the apartments.

#### 6.4. Consultation Meeting

- 6.4.1. A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 18<sup>th</sup> October 2017, commencing at 09:30 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.
- 6.4.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advanced and contained the following issues:
1. Consistency with the SVAMFP, the Stillorgan LAP and DMURS with regard to accessibility, permeability, interaction with the public realm, roads and cycle layouts.
  2. Building height in the context of the County Development Plan Building Height Strategy and the Stillorgan LAP.
  3. Residential design, density, layout and open space.
  4. Drainage and flood risk.
  5. Traffic and parking.
  6. Community gain.
  7. Part V.
  8. Any other matters.

- 6.4.3. In relation to accessibility, permeability, interaction with the public realm, roads and cycle layouts, ABP representatives sought further elaboration / discussion on:
- Compliance with the SVAMFP, LAP and DMURS.
  - Public accessibility / pedestrian permeability.
  - Proposed slip road off Lower Kilmacud Road.
- 6.4.4. In relation to building height, ABP representatives sought further elaboration / discussion on:
- Building heights within the proposed development.
- 6.4.5. In relation to residential design, density, layout and open space, ABP representatives sought further elaboration/discussion on:
- Department of Education's guidelines on student accommodation.
  - Use of student accommodation units outside of term.
  - Provision of open space for residents.
  - Density figure of 172 units per hectare – including student accommodation units?
  - Potential impact on residential amenity of adjoining properties.
- 6.4.6. In relation to drainage and flood risk, ABP representatives sought further elaboration/discussion on:
- Flood zone on site.
  - Culvert across site and its relationship with the proposed development.
- 6.4.7. In relation to traffic and parking, ABP representatives sought further elaboration/discussion on:
- Proposed car parking for student accommodation units and residential units.
  - Cycle parking provision and location.
  - Traffic discussed under agenda item no. 1.
- 6.4.8. In relation to community gain, ABP representatives sought further elaboration/discussion on:
- Community room – management, details of access, intended use.

- 6.4.9. In relation to Part V, ABP representatives sought further elaboration/discussion on:
- Application of Part V to student accommodation – Department to issue circular to clarify if Part V relates to student accommodation.
- 6.4.10. In relation to any other matters, ABP representatives sought further elaboration/discussion on:
- Childcare provision – rationale why it is not included.
- 6.4.11. Both the prospective applicant and the planning authority were given an opportunity comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting TC0022' 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.

## 7.0 Conclusion and Recommendation

- 7.1. 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.
- 7.2. 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, via the S.28 Ministerial Guidelines, and local policy, via the statutory development plan for the area.
- 7.3. Having regard to all of the above, I recommend that **further consideration and/or possible amendment of the documents submitted are required at application stage** in respect of the following elements: accessibility, permeability, interaction with the public realm, roads and cycle layouts; building height; residential design, density, layout and open space; drainage and flood risk; parking provision; childcare provision, details of which are set out in the Recommended Opinion below.
- 7.4. 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 **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.

7.5. 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.

## 8.0 Recommended Opinion

8.1. 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.

8.2. 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.**

8.3. 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:

Accessibility, Permeability, Interaction with the Public Realm, Roads and Cycle Layouts.

1. Further consideration of the documents as they relate to accessibility, permeability, interaction with the public realm, roads and cycle layouts in the proposed development. This consideration and justification should have regard to, inter alia, the guidance provided in the Stillorgan Village Area Movement Framework Plan (April 2017); the objectives of the Stillorgan Local Area Plan 2007-2017 and DMURS. The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

#### Building Height

2. Further consideration of the documents as they relate to the building heights proposed in the development, specifically buildings 3 and 4 and including visual impacts and impacts on residential amenities. This consideration and justification should have regard to, inter alia, the guidance provided in the Building Height Strategy of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Stillorgan Local Area Plan 2007-2017. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

#### Residential Design

3. Further consideration of, and if necessary, further justification for, the quantum and distribution of public open space provided to serve the development. This consideration and justification should have regard to, inter alia, the guidance provided in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the 'Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities'. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.
4. Further consideration of the documents as they relate to the provision of student accommodation within the development. This consideration and justification should have regard to, inter alia, the guidance provided in the 'Guidelines on Residential Developments for 3<sup>rd</sup> Level Students' (Department of Education 1999) and the supplementary document produced in 2005. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

### Drainage and Flood Risk

5. Further consideration of the documents as they relate to the wastewater infrastructure constraints in the network serving the proposed development, specifically proposals to upgrade the existing wastewater infrastructure at The Hill; details of the proposed culvert across the development site and the interaction of same with building 02 and details of SUDS measures in the proposed development. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

### Parking

6. Further consideration of the documents as they relate to car and cycle parking provision in accordance with (i) the proximity of the site to a public transport corridor and (ii) the car and cycle parking standards of the Dun Laoghaire Rathdown County Development Plan 2016-2022. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

### Part V of the Planning and Development Act 2000 (as amended)

7. Further consideration is required in respect of the documentation relating to obligations under Part V, specifically in relation to the student accommodation element of the proposed development. The further consideration should have regard to any additional guidance provided by the Department of Housing, Planning and Local Government on the application of Part V to student accommodation. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

### Childcare Provision

8. Further consideration of the documents as they relate to the provision of childcare to cater for the apartments within the development. This consideration and justification should have regard to, inter alia, the guidance provided in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the 'Childcare Facilities – Guidelines for Planning Authorities' (2001).

- 8.4. Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:
1. A site layout plan and relevant documentation indicating pedestrian and cycle connections and demonstrating how consistency with the Stillorgan Village Area Movement Framework Plan and compliance with the Stillorgan Local Area Plan 2007-2017 and DMURS is to be achieved. This should be accompanied by a planning report which addresses the issues of consistency with the above national and local policies and objectives.
  2. An assessment of the impact of the proposed development on transport in the area, including impacts on roads.
  3. A coloured coded scaled drawing showing proposed heights. Photomontages showing proposed development from various vantage points including the N11, Stillorgan Village, The Hill and existing residential developments in the vicinity.
  4. A daylight / sunlight study detailing potential shadow impacts on adjacent residential properties at The Hill and on the opposite side of the N11, also potential overshadowing of residential accommodation and open spaces within the proposed development.
  5. A detailed landscaping plan, to clearly indicate (i) landscaping along the frontages of the scheme to Lower Kilmacud Road and The Hill, including the public realm at the junction of The Hill and Lower Kilmacud Road; (ii) areas of public, private and semi-private open space associated with the student accommodation and the apartments and (ii) a play area to serve the apartments, in accordance with guidance provided in the Dun Laoghaire Rathdown County Development Plan 2016-2022.
  6. A detailed schedule of the student accommodation. Details of the management of the student accommodation, including the community room and any use as tourist accommodation outside of term time.
  7. Detailed drainage design, to include SUDS measures.
  8. Site specific flood risk assessment
  9. Schedule of parking provision to clearly indicate car and cycle parking allocation for the student accommodation and the apartments.



10. Part V proposals with regard to relevant national guidance.
  11. Details of existing childcare facilities within the vicinity of the development site and existing and likely demand for such facilities arising from the proposed development.
- 8.5. 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. Transport Infrastructure Ireland
  3. National Transport Authority
  4. Failte Ireland (in relation to the provision of tourist accommodation at the development)
  5. Department of Culture, Heritage and the Gaeltacht (National Parks and Wildlife Service)
  6. Local 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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Sarah Moran

Senior Planning Inspector

23<sup>rd</sup> October 2017