

Dundrum Village
Strategic Housing
Development, Main Street,
Dundrum, Dublin 14

Applicant:
Dundrum Retail GP DAC (Acting for and on behalf of
Dundrum Retail Limited Partnership)



**PLANNING STATEMENT /
RESPONSE TO ABP
OPINION**

March 2022

BMA PLANNING

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1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

This Planning Statement (Stage 3) has been prepared on behalf of *Dundrum Retail GP DAC (Acting for and on behalf of Dundrum Retail Limited Partnership)* (hereafter also referred to as DRGPD or “the applicant”) – to accompany a planning application to An Bord Pleanála for the proposed Dundrum Village Strategic Housing Development, Main Street, Dundrum, Dublin 14.

The proposed development is a Strategic Housing Development as defined within Section 3 of the *Planning and Development (Housing) and Residential Tenancies Act 2016*. This Planning Statement has been prepared in accordance with the requirements of the *Planning and Development (Strategic Housing Development) Regulations 2017*.

The purpose of this Planning Statement is to provide background information on the site, a description of the proposed development and supporting information in support of a grant of permission.

The Report also responds to the An Bord Pleanála Stage 2 Opinion (ABP-311553-21) which is attached as **Appendix A**.

1.2 SHD DEVELOPMENT

This application falls under the definition of Strategic Housing Development (SHD) as set out under Section 3 of the *Planning and Development (Housing) and Residential Tenancies Act 2016* which includes the following definition of SHD:

“strategic housing development” means—

a) the development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses,

(b) the development of student accommodation units which, when combined, contain 200 or more bed spaces, on land the zoning of which facilitates the provision of student accommodation or a mixture of student accommodation and other uses thereon,

(c) development that includes developments of the type referred to in paragraph (a) and of the type referred to in paragraph (b), or

(d) the alteration of an existing planning permission granted under section 34 (other than under subsection (3A)) where the proposed alteration relates to development specified in paragraph (a), (b) or (c),

each of which may include other uses on the land, the zoning of which facilitates such use, but only if—

- (i) ***the cumulative gross floor area of the houses*** or student accommodation units, or both, as the case may be, ***comprises not less than 85 per cent, or such other percentage as may be prescribed, of the gross floor space of the proposed development*** or the number of houses or proposed bed spaces within student accommodation to which the proposed alteration of a planning permission so granted relates, and
- (ii) the other uses cumulatively do not exceed—
- (I) 15 square metres gross floor space for each house or 7.5 square metres gross floor space for each bed space in student accommodation, or both, as the case may be, in the proposed development or to which the proposed alteration of a planning permission so granted relates, ***subject to a maximum of 4,500 square metres gross floor space for such other uses in any development, or***
- (II) such other area as may be prescribed, by reference to the number of houses or bed spaces in student accommodation within the proposed development or to which the proposed alteration of a planning permission so granted relates, which other area shall be subject to such other maximum area in the development as may be prescribed
(our emphasis)

The proposed development comprises 881 residential units.

The non-residential element is 4,458.7sqm (ie. less than 4,500sqm) and the residential element (83,983.3sqm) is c.95% (ie. no less than 85%) of the total gross floorspace.

1.3 SUPPORTING INFORMATION

This Planning Statement should be read in conjunction with the drawings, technical reports and documents listed within the enclosed Cover Letter by BMA Planning.

1.4 STATEMENT OF CONSISTENCY AND MATERIAL CONTRAVENTION STATEMENT

The ***Statement of Consistency and Material Contravention Statement*** with the Development Plan and Section 28 Ministerial Guidelines are included as a separate report. Where relevant, the other consultant reports are also referred to where they address matters relating to the Development and/or Section 28 Guidelines.

2.0 THE SITE

2.1 THE APPLICANT

The applicant - *Dundrum Retail GP DAC (Acting for and on behalf of Dundrum Retail Limited Partnership)* - a partnership between Hammerson plc and Allianz Gmbh, is the owner of Dundrum Town Centre, the Old Dundrum Village Centre, and various other properties in the Dundrum area (together known as the 'Dundrum Estate').

2.2 THE SITE

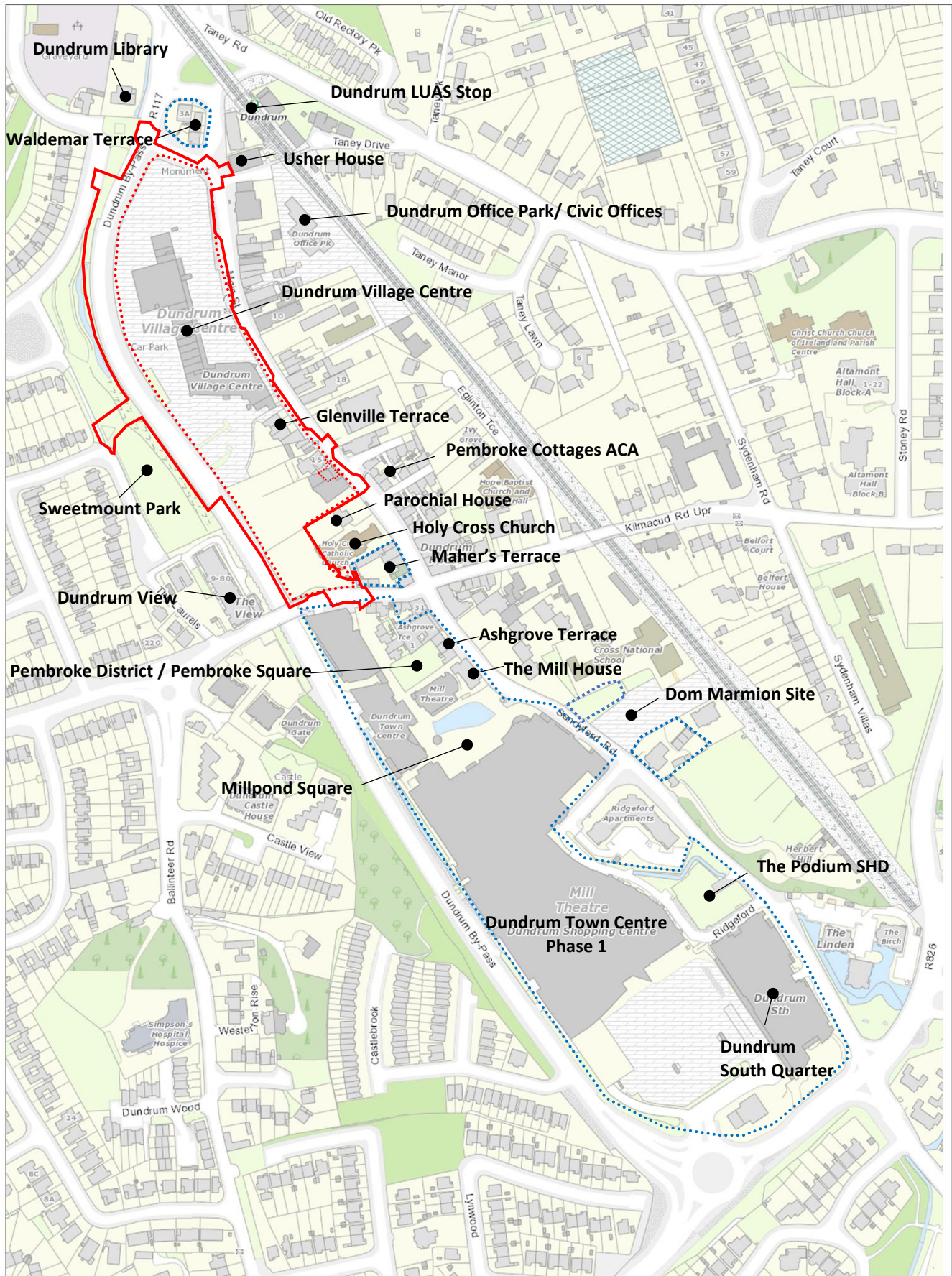
Figure 2.1 below shows the current application site in the context of the surrounding area and shows lands in the ownership of the applicant. Refer to Site Location Plan for current application site red line area which includes some areas outside the main site.

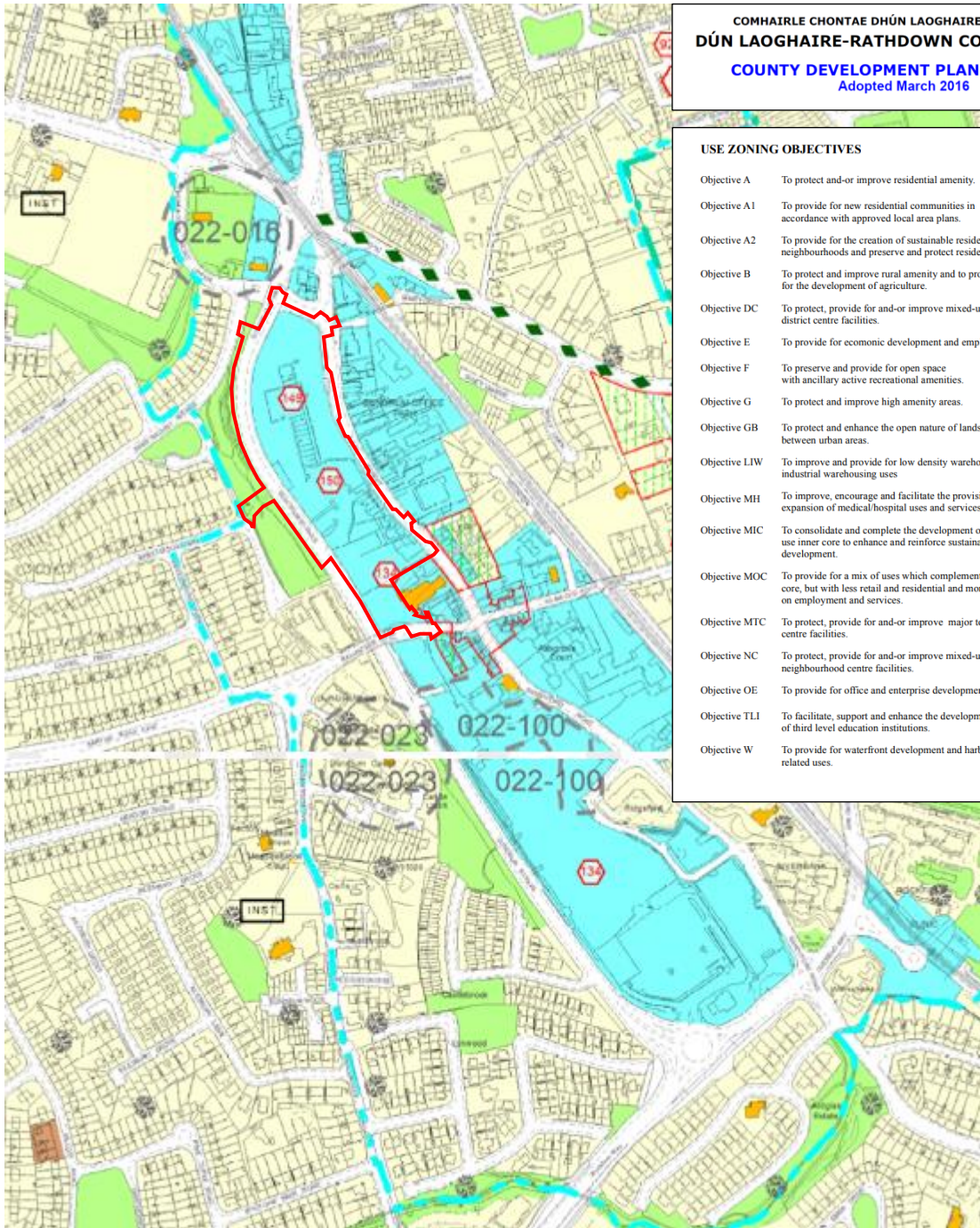
The current application site relates to the lands north of Ballinteer Road / Don Marmion Bridge, west of Main Street and east of the Dundrum By-pass and are referred to as the "Dundrum Village SHD" for short in this application.

The site is adjoined to the east by the Main Street with the site comprising the length of Main Street from the north junction with the by-pass along the western boundary of the street to the Parochial House. To the south, the site is bounded by Ballinteer Road / Don Marmion Bridge and this boundary is a low stone wall with granite capping of modern construction and about 15 metres of railing part of the Don Marmion bridge over Dundrum Bypass.

To the west, the site adjoins the by-pass from the Don Marmion Bridge to the junction with Main Street. Residential apartments (Dundrum View), suburban residential estates and Sweetmount Park open space is located to the west of the by-pass.

The levels on the site vary rising from the northwest of the site towards the south and southeast varying from c. 30 metres AOD at the northwest up to 53 metres AOD close to the Main Street adjacent to the Parochial House.





USE ZONING OBJECTIVES		
Objective A	To protect and-or improve residential amenity.	
Objective A1	To provide for new residential communities in accordance with approved local area plans.	
Objective A2	To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.	
Objective B	To protect and improve rural amenity and to provide for the development of agriculture.	
Objective DC	To protect, provide for and-or improve mixed-use district centre facilities.	
Objective E	To provide for economic development and employment.	
Objective F	To preserve and provide for open space with ancillary active recreational amenities.	
Objective G	To protect and improve high amenity areas.	
Objective GB	To protect and enhance the open nature of lands between urban areas.	
Objective LIW	To improve and provide for low density warehousing/light industrial warehousing uses	
Objective MH	To improve, encourage and facilitate the provision and expansion of medical/hospital uses and services.	
Objective MIC	To consolidate and complete the development of the mixed use inner core to enhance and reinforce sustainable development.	
Objective MOC	To provide for a mix of uses which complements the inner core, but with less retail and residential and more emphasis on employment and services.	
Objective MTC	To protect, provide for and-or improve major town centre facilities.	
Objective NC	To protect, provide for and-or improve mixed-use neighbourhood centre facilities.	
Objective OE	To provide for office and enterprise development.	
Objective TLI	To facilitate, support and enhance the development of third level education institutions.	
Objective W	To provide for waterfront development and harbour related uses.	

Zoning Objective

Objective MTC To protect, provide for and-or improve major town centre facilities.



Other Objectives

Architectural Conservation Area _____



Protected Structures _____



<p>BMA PLANNING PLANNING AND DEVELOPMENT CONSULTANTS</p>	<p>Not to scale</p>	<p>Project: <i>Dundrum Village SHD</i></p>
		<p>Title: <i>Figure 2.2 : Development Plan Zoning (Maps 1 and 5)</i></p>

2.3 EXISTING STRUCTURES

The site comprises the Old Dundrum Shopping Centre and adjoining lands including a number of properties west of Main Street between the Old Shopping Centre and the Parochial House (including Glenville Terrace).

The Old Dundrum Shopping Centre is a 1970's 3-storey 'L' shaped building, known as Dundrum Village centre, surrounded by a surface car park. Refer to Schedule below.

The properties on Main Street include the properties listed in the Table 2.1 with Eircode details to assist in identifying them. Photographs of each of the properties are also included below.

No's 16/17 Main Street (Eircode D14H0C9) and No.11 Main Street (Lisney– Eircode D14Y2N6) are not included in the current application site. Part of the building known as 16/17 Main Street is in the ownership of Dundrum Retail Limited Partnership (DRLP) and this includes accommodation at basement, ground and first floor levels which is currently vacant. The part of the building under separate ownership includes Mulvey's Pharmacy only. The proposed development has been designed to allow for the redevelopment of these properties should they become available in the future.

All existing structures on the site are to be demolished, with the exception of No's 1 – 3 Glenville Terrace. The returns at the rear of No.'s 1 – 3 Glenville Terrace will be removed and re-built.

Table 2.1: Main Street Properties – Existing Uses and Eircodes

Address	Description	Eircode
Main Street	IrishChristmasTrees.com (Former Mulvey's Hardware / builders yard)	D14A250
8 Main Street	Essence Cafe	D14W2W1
15A Main Street	Vacant	D14YP78
15 Main Street	The Best Barber	D14T3K2
13 Main Street	Havana	D14P2X8
13A Main Street	Irene's Flower Cabin	D14A0Y0
4 Glenville Terrace	XL	D14E261
3 Glenville Terrace	Vacant (Glenville House)	D14N6P0
2 Glenville Terrace	Vacant (Pembroke House)	D14E6N3
1 Glenville Terrace	Vacant	D14KF67
Main Street	Vacant (Former Post Office / Joe Daly Cycles)	D14V8K8
Dundrum Village Centre	Various ¹	D14K3T7

¹ Dundrum Village Centre Tenants (November 2021) - Lidl, Noel Reid Fashion, Eurofone, Diep, An Post, Insomnia, L'OmBre Hair Salon, The Good Neighbour, Relish, Dr Acupuncture, Mulvey's of Dundrum, Dealz, The Barber Cabin, Dundrum Veterinary Clinic, Matt Britton Carpets, Polonez Dundrum, Dominic Smyth, Churchtown School of Music



1. *IrishChristmasTrees.com*
(Former *Mulvey's Hardware / Builders Yard*)



2. *Car Parking at Rear of Former Mulvey's Hardware*



3. *Northern Boundary Wall with Parochial House*



4. **16/17 Main Street**
(not included in the application site)



5. **11 Main Street**
(not included in the application site)



6. **8 and 15 Main St (15A at rear)**



7. 13 and 13A Main Street



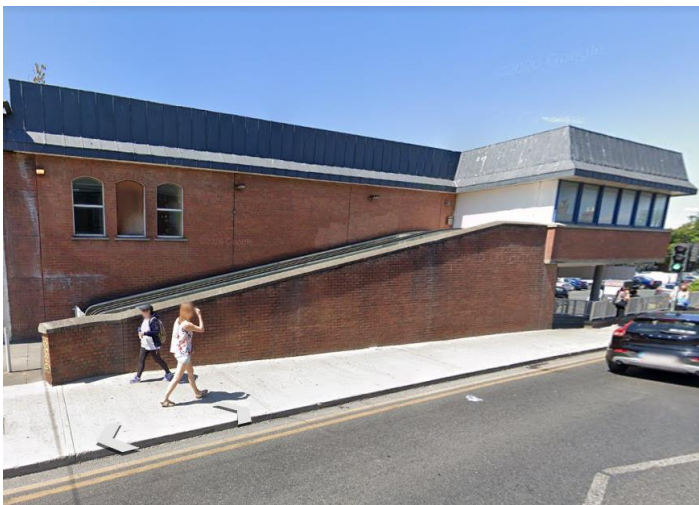
8. 4 Glenville Terrace



9. 1 – 3 Glenville Terrace



10. Main Street (Former Post Office / Joe Daly Cycles)



11. Dundrum Village Centre, Main Street.



12. View towards Lidl from carpark of Dundrum Village Centre



13. View of Parade of Shops in Dundrum Village Centre



14. View of Rear of Dundrum Village Centre from Bypass



15. View of North End



16. View of site Northwards from Bypass



17. View of site Southwards from Bypass with the Church and parochial house in left middle and Dundrum Town Centre in background.



18. View of site from Ballinteer Road / Dom Marmion Bridge, with rear of Church on right



19. *Rear of Holy Cross Church*

2.4 SITE ACCESS

Figure 2.3 below shows an aerial view of the site in the context of the existing road network and denoting existing vehicular and pedestrian access points.

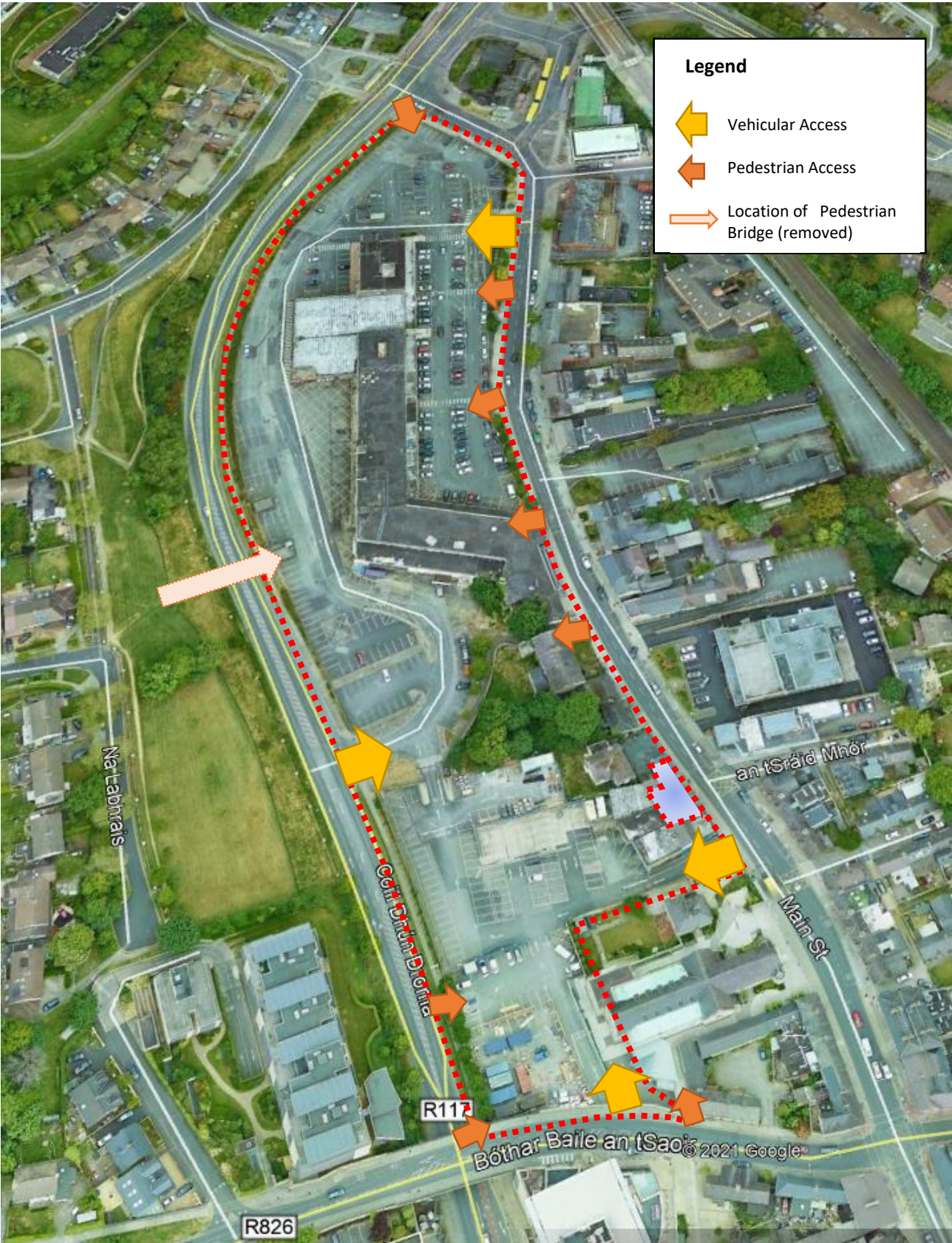
The old shopping centre is accessed from Main Street. There is also an access from the bypass.

An access from Main Street adjacent to the former Mulveys hardware store and builders yard immediately north of the Parochial House serves car parking areas to the rear of Main Street and to the rear of the Church.

There is a vehicular access beneath Dom Marmion Bridge connecting to the car park of the Dundrum Town Centre development.

There are a number of pedestrian accesses along the site perimeter.

The footings of a pedestrian bridge over the bypass, which was removed in anticipation of the redevelopment of the site, are located approximately half way along the bypass frontage



2.5 SURROUNDING CONTEXT – OTHER LANDS IN APPLICANTS OWNERSHIP/ CONTROL

The following properties and sites are located in the vicinity of the application site and are also identified on Figure 2.1 above.

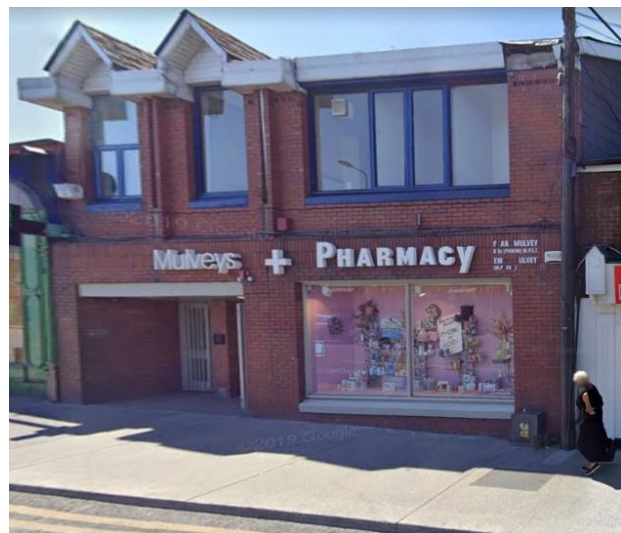
Maher's Terrace

The majority of Maher's Terrace is in the applicants' ownership and this area has potential to continue the regeneration and revitalisation of the crossroads in a similar vein to Ashgrove Terrace and will complete this important part of the Village crossroads and will retain the scale and character of old Dundrum. Proposals are being considered at present with a view to making a planning application.



No.16/17 Main Street and No.11 Main Street

No.16/17 Main Street (Mulvey's Pharmacy - Eircode D14H0C9) and No.11 Main Street (Lisney Auctioneers – Eircode D14Y2N6) are not included in the current application site. Part of the building known as 16/17 Main Street is in the ownership of Dundrum Retail Limited Partnership (DRLP) and this includes accommodation at basement, ground and first floor levels which is currently vacant. The part of the building under separate ownership includes Mulvey's Pharmacy. The proposed development has been designed to allow for the redevelopment of 16/17 Main Street should this property become available in the future. The adjacent property No.11 Main Street (Lisney) is also excluded.



Waldemar Terrace Site

Waldemar Terrace is a small parcel of land located at the northernmost end of the village. The site, located adjacent to the by-pass, consists of a terrace of 3 houses and a number of modern extensions to the rear. Due to new road schemes in the area the site acts as a traffic island bound by busy roads and the bus interchange. Redevelopment



proposals for this site, which could form part of a large scheme including the environs of William Dargan bridge, envisage the construction of a new building on this site.

Dundrum Town Centre (Phase 1)

To the south of Ballinteer Road / Dom Marmion Bridge is the Dundrum Town Centre development with a new street created in a north south axis. The Dundrum Town Centre development (Phase 1) is Ireland's largest shopping and leisure complex comprising over 120 stores, 45 cafes and restaurants, offices, a 12 screen cinema, a 200 seat theatre a medical centre and radio studio. Phase 1 Town Centre development was granted planning permission by Dun Laoghaire Rathdown County Council in 2000, opened in 2005 and the majority of the permitted development (Ref D00A/0112) is now complete and operational.

The public realm centrepiece of the Phase I development is the Millpond Square which has become a significant focal point for the Town Centre. The original Mill House has been restored and the Millpond itself has been integrated successfully into the new development.



Dundrum Town Centre - Millpond Square

Pembroke District/ Pembroke Square

The Pembroke District is located at the south western quadrant of the Dundrum crossroads and has become a successful focal point for restaurant and leisure uses. Building 13, formerly occupied by Hamleys, is currently transitioning from retail to food and beverage type uses. This is consistent with the Development Plan objective. Since the Centre was opened in 2005, the previous owners acquired most of the properties in this sector - including all 6 Pembroke Cottages and Ashgrove Terrace (1-5). Pembroke Cottages have found suitable uses and have been sensitively restored.



Pembroke Square

The Podium SHD (Building 5)

The “Building 5” residential site was part of the original permission but which was only completed to podium. A SHD was granted (ABP-305261-19) for 107 apartments in a 10 storey (9 storeys over podium) building – see computer generated image right.



Dom Marmion Site

The applicant has two sites on either side of the public car park at the Dom Marmion site and these “Major Town Centre” zoned lands have potential to accommodate a range of uses either individually or as part of a larger integrated development including the car park lands.

2.6 OTHER ADJACENT LANDS

Holy Cross Church/ Parochial House

The site shares a boundary with the Holy Cross Church (A Protected Structure RPS No.1129) and Parochial House (Protected Structure RPS No.2095). The Parochial house has an enclosed garden to the rear separated from the site by a high wall. The rear of the Church has a newly completed Pastoral Centre in the basement of the church building which opens onto the site at a level that is 4-5 metres below the Ballinteer Road level. The Pastoral Centre entrance is a contemporary stone clad architectural form which enters from the upper level pedestrian walkway on the southern side of the Church.



Holy Cross Church and Parochial House

Main Street (East)

Moving from Dundrum Crossroads northwards, the following properties or groups of properties are as follows

- Ladbrokes, 55 Main Street
- Haven Pharmacy, 56 Main Street
- Ryans Public House, 54-57 Main Street
- Pembroke Cottages
- Dundrum Credit Union, Pembroke Lodge, Main Street
- Permanent TSB, Main Street, Dublin 14
- 18A-F Main Street
- 15 Main Street (Murray Mobile)
- 1-3 Pembroke Terrace, Main Street
- Dundrum College of Further Information, Main Street
- AIB, 10 Main Street
- EBS 9 Main Street/ Rear of 9 Main Street (k Nails and Namaste)
- 8 Main Street (2)
- 7 Main Street (Brian Matthews & Co/ McCanns Dry Cleaning)
- Stokes Court (Suites 1 – 3), Rear of 7 Main Street
- Carragh House, 6 Main Street
- 5 Main Street
- 4/4A Main Street
- 2/3 Main Street (Bank Of Ireland)
- 1 Main Street (McConagle and Mason Estates)
- Usher House
- EIR Telecom Exchange, Main Street



Ladbrokes/ Haven Pharmacy, 55/56/57 Main Street



Pembroke Cottages



Dundrum Credit Union, Pembroke Lodge, Main Street



Permanent TSB, Main Street, Dublin 14



18A-F Main Street



1-3 Pembroke Terrace, Main Street



AIB, 10 Main Street



EBS 9 Main Street/ Rear of 9 Main Street (K Nails and Namaste) 7 Main Street (Brian Matthews & Co/ McCanns Dry Cleaning)



4- 6 Main Street



2/3 Main Street (Bank of Ireland)



Usher House



EIR Telecom Exchange, Main Street

Dundrum Library

Dundrum's Library, one of 8 libraries under Dun Laoghaire Rathdown County Council, is located on the western side of the Dundrum Bypass at the northern end of the site. The library was the last of the Carnegie libraries before the establishment of the Carnegie Trust and was opened on 12th August 1914. The building was designed by R.M. Butler who also designed Cabinteely, Glencullen, Sandyford and Shankill libraries.



Sweetmount Park

The existing land that now constitutes Sweetmount Park at Dundrum was formerly associated with the grounds of Laurel Lodge and Sweetmount. It comprises a small area of flat site that runs to an escarpment that is the western edge of the Dundrum Slang river valley. This slope and the resultant twisting slopes are formed by the new river culvert and the insertion of the Dundrum Bypass along valley floor. The lands provide open space for the Sweetmount housing areas but the space is severed from contact with the village core by the Dundrum Slang and the By-pass and so remains peripheral to the housing and disconnected from Dundrum.



Sweetmount Park

Dundrum View Apartments

Dundrum View is a 7 storey apartment development located west of Dundrum Bypass, between Ballinteer Road and Sweetmount Park. This development which dates from c.2004 reflects the type of development that has been approved since the designation of Dundrum as a "Major Town Centre" and the arrival of Luas.



Dundrum View Apartments (Southern elevation). Views from Dom Marmion Bridge and car park of former Mulvey's hardware)

3.0 PLANNING HISTORY

3.1 PLANNING HISTORY PRE 2003

The existing shopping centre dates from the 1970's and there have been numerous planning applications for minor works and changes of use since then. Otherwise, there have been no significant changes to the original shopping centre structure and car parking areas.

The Main Street properties are mainly pre-63 and these have also been the subject of various planning applications over the years, however, there have been no significant extensions or redevelopment projects on the western side of Main Street.

3.2 DUNDRUM "PHASE 2" PLANNING HISTORY 2003-2009

Comprehensive development of the site has been permitted providing for a major redevelopment of the site between 2003 and 2009 and these permissions, now expired, were not implemented. The planning history summary is as follows:

Reg. Ref: D03A/0207 Bord Ref: PL 06D.204042

Permission was granted to Lenridge Properties Limited by An Bord Pleanála (Reg. Ref: D03A/0207 Bord Ref: PL 06D.204042) in 2002 for a mixed use development which would link to the phase 1 development across the Old Ballinteer Road and to the rear of Holy Cross Church. The original permitted Phase 2 development had 3 department stores, 1 supermarket and 76 retail units), restaurants/cafes/leisure units, 105 bedroom hotel, library, offices and residential uses as well as 1,550 underground car parking spaces.

Reg Ref: D04A/1456

A subsequent permission for amendments to the phase 2 (Reg. Ref: D04A/1456) secured permission for a scheme broadly similar to the original scheme (ie. hotel, library, offices and residential) on a site which included additional properties on Main Street.

Reg Ref: D06A/0506

Permission was granted under Reg. Ref: D06A/0506 for a reconfiguration of the development under an amendment application to accommodate a major anchor store at the northern end of the scheme. The retail and restaurant/ café content increased along with various other amendments, solely at the northern end of the site. The application provided for additional parking with a total of 1,783 spaces.

Reg Ref: D07A/0261

Arising from detailed consultations with the Roads Department in the context of Reg Ref: D06A/0506, the revised phase 2 scheme was further redesigned to provide a tunnelled slip road from Dundrum by-pass (northbound) with underpass beneath the by-pass road to gain access to the site. This meant that the previously permitted entrance to the site from Main Street was eliminated from the scheme which had considerable traffic and civic benefits that were favoured by DLRCC.

The change in ground levels arising from the above facilitated the laying out and improvement of Sweetmount Park resulting in the creation of a functional landscaped public park which was directly linked to the phase 2 site via the pedestrian bridge/ walkway which was approved in the original 2002 permission.

Reg Ref: D08A/0231; Bord Ref: PL06D.233317.

This development included all properties to the west of Main Street and included proposals for the tunnelled underpass and upgrading of Sweetmount Park.

The overall development comprised 3 main elements as follows:-

1. Main Street Frontage: 14 no. retail/ commercial units, 40 no. apartment units and the refurbishment of No's 1-3 Glenville Terrace to create a single restaurant unit
2. Main Retail/ Centre: a retail / commercial centre arranged around a series of internalised streets/ malls and public spaces, with accommodation including a Major Department Store, 11 no. secondary anchor units (MSUs) and 66 no. retail/ non retail services units, 9 no. restaurant units, a public library, Crèche, leisure centre and associated ancillary areas.
3. Hotel: 96 bed hotel located at the northern end of the site.

The accommodation with a total gross floorspace of 106,618sqm (excluding parking and service yards 70,344 sqm) was proposed over 4 underground levels accommodating parking (1,900 spaces) and other accommodation including storage areas, circulation, and plant areas.



View from Sweetmount Avenue (Reg Ref: D08A/0231; Bord Ref: PL06D.233317).



Permitted Northern Gateway (Reg Ref: D08A/0231; Bord Ref: PL06D.233317).



Arrival from Dundrum Luas Station (Reg Ref: D08A/0231; Bord Ref: PL06D.233317).



Main Street South (Reg Ref: D08A/0231; Bord Ref: PL06D.233317).

4.0 OVERVIEW OF PROPOSED SHD

4.1 DEVELOPMENT OVERVIEW

The description below outlines the development and its main characteristics and should be read in conjunction with the drawings and reports submitted with the planning application. In particular, this brief description should be read in conjunction with the **Design Statement** [GRID] and the **Landscape Design Statement** [NMP].

The development comprises 11no. urban blocks and is subdivided into four separate zones as detailed in the **Schedule of Accommodation** [GRID] included with this application.

The development will consist of 881no. residential units.

Non-residential uses include a foodstore, retail / non-retail services units, café and restaurant units and a creche. These are located at ground floor level fronting Main Street with café and restaurant units also facing Church Square.

The development will include the demolition of all existing structures on the site with the exception of No.'s 1-3 Glenville Terrace.

The following table includes the key characteristics of the development for which permission is now sought. This is to be read in conjunction with the **Schedule of Accommodation** [GRID].

	No.	SQM	
Site Area			3.5HA
Site Coverage			33%
<u>RESIDENTIAL</u>			
No. of Apartments (11 Blocks)			881 units
Dwelling Mix: Studio	1 (0.1%)	45	
1 bed	335 (38%)	18,044.2	
2 bed	463 (52.5%)	36,347.2	
3 bed	82 (9.3%)	<u>8,280.9</u>	
Gross Floor Space Apartments		62,717.3	
Cumulative Residential Gross Floor Space			83,983.3 sqm
<u>NON-RESIDENTIAL USES</u>			
Retail		1,396.6	
Foodstore		2028.1	
Café/Restaurant		403.5	
Creche		523.1	
Commercial Plant		<u>107.4</u>	

Cumulative Non-Residential Gross Floor Space			4,458.7 sqm
TOTAL GROSS FLOOR SPACE			88,442 sqm
Total Non Residential Development as a % of Total GFA			5%
<u>PARKING</u>			
Car Park (Not GFA)			10,861.7 sqm
Car parking:			373 no. spaces
Residential	318		
Non-Residential	55		
Motorcycle Spaces			17 no. spaces
Cycle parking:			1,750 no. spaces
Residential	1,508		
Visitor (78 internally, 164 in public realm)	242		
BUILDING HEIGHTS			
Main Street			3-5 storeys
Dundrum Bypass			8-12 storeys
Landmark Building – Block 1A			10 -16 storeys
Dual Aspect			60%



Figure 4.1 Development Zones 1 - 4



Figure 4.2 Building Heights

4.2 SITE LAYOUT CONCEPT

The urban structure is based on a series of 11no. building blocks arranged around the central pedestrian spine and a series of four courtyards corresponding to four separate “zones” or character areas.

At the northern end, where Main Street meets the Dundrum Bypass, Blocks 1A, 1B and 1C sit at the apex of the site where the buildings are placed over a podium which covers the local supermarket unit and shop units at lower ground floor level.

Blocks 2A and 2B are residential blocks positioned along the Bypass and Block 2C steps down in height to Main Street where it accommodates ground floor shop units with apartments over.

In a similar configuration, Blocks 3A and 3B are also residential blocks positioned along the bypass and Block 3C on Main Street also accommodates ground floor shop units with apartments over.

Glenville Terrace is located between blocks 3C and 4B and will be used for resident services and amenities / resident support facilities associated with the overall apartment development.

Block 4A is positioned on the bypass side of the development and adjacent to the proposed Church Square which bookends the development at its southern end at Ballinteer Road. Church Square is shared with the Holy Cross Church and provides an important element of the

new urban structure with the potential to accommodate a range of possible uses and activities.

Block 4B has a number of ground floor shop units and a creche with apartments over. The site excludes 16/17 Main Street (D14H0C9) and 11 Main Street (D14Y2N6) which are not within the applicants' control, however, the development is designed in a manner that assumes and enables the redevelopment of these properties in the future.

The Non-residential uses are proposed at ground floor level along Main Street, from the supermarket at the northern apex to the Parochial House. Glenville Terrace is to be used for resident amenity services. There is a total of 11no. retail / non-retail services units, 1 no. café / restaurant unit and a creche fronting Main Street. In addition, 3no. café / restaurant units are proposed fronting Church Square.

The density of the proposed development with reference to gross and net site areas is c. 249 units and 294 units per hectare respectively and the overall plot ratio is c. 1:2.5 (or 1:2.9 net site area). These metrics are considered appropriate for this Major Town Centre brownfield regeneration site.

4.3 PUBLIC REALM / PUBLIC OPEN SPACE

The proposals for the public realm and outdoor spaces (public open space and communal amenity space) are detailed in the *Landscape Design Statement* [NMP Landscape Architecture].

As a "Major Town Centre" site it is considered that Public Open Space should respect the high density nature and town centre character of the area and, as such, it is not appropriate to set aside large areas of the site for open space. The strategy therefore builds on the character of the phase 1 Dundrum Town Centre development by proposing a series of street and urban spaces that will complete the public realm for the town centre and integrate with the existing Main Street.

Following the principles of the previous Urban Structure Plan (1998), the principles of which have been carried forward in successive Development Plans, the public realm strategy for the site involves creation of a strong north south spine stretching from Pembroke District behind Holy Cross Church and up through the centre of the site and with connections back to the existing Main Street. The central north-south spine meets the new east-west street that links Main Street to the new Sweetmount Bridge which links the site to the existing public open space at Sweetmount Park and Finsbury Park beyond.

The core useable public open spaces focus on 4no. key nodes:

1. Usher Place
2. Sweetmount Place
3. Glenville Terrace Square and
4. Church Square.

These spaces and are further described in terms of use and character in the following chapters.

The positioning of these spaces occurs on key intersections where north south and east west routes meet. The adjacent ground floor building programme is activated with a variety of access points or retail or food and beverage opportunities, encouraging users to pause and utilise them for active or passive recreation creating further activation.

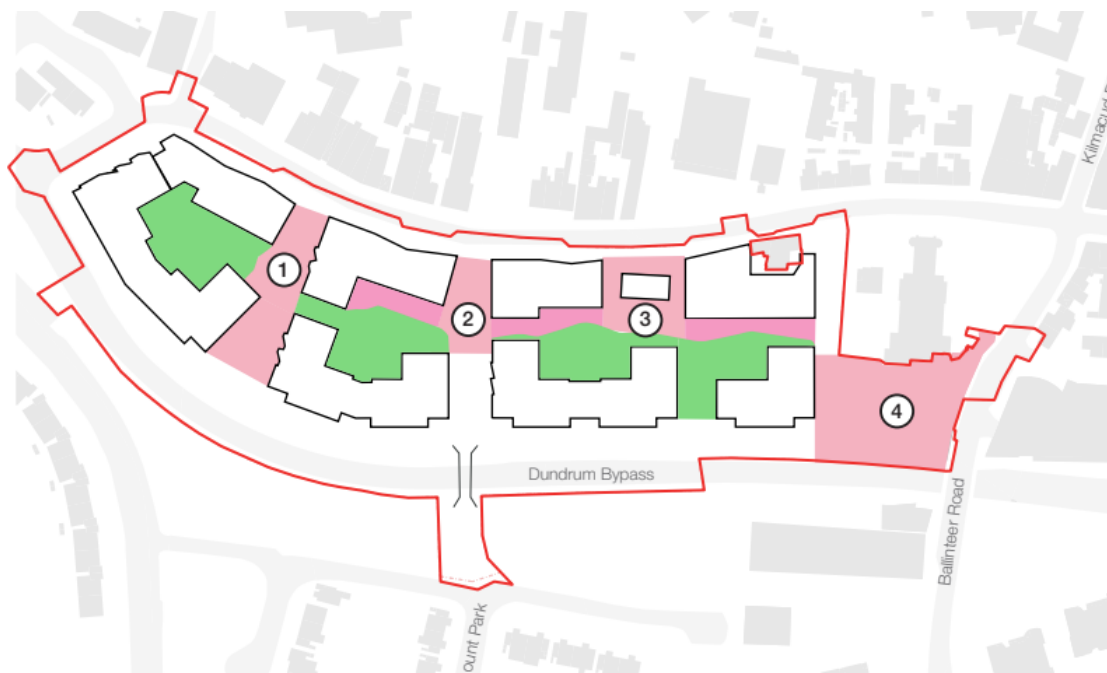


Figure 4.3 Public Open Space

The location of the core spaces form a part of wider narrative in terms of a sequence of space in the wider Dundrum Town Centre area as described in the **Design Statement** [Grid].

The spaces offer an alternative use and character to those already provided for in Dundrum, creating choice and variety in spatial typology, varying character in terms of defining identity and a unique sense of place.

The assessment of public open space provision for this development should also take into consideration the planning gain associated with the provision of a direct pedestrian and cycle bridge connection to the underutilised Sweetmount Park which is located immediately adjacent to the subject site and which will be a significant amenity for the residents of the proposed development. Another public park area – Finsbury Park – is also located nearby.

The frontage of the proposed development along Main Street will complement the Dún Laoghaire-Rathdown County Council upgrade of Main Street. The proposed development will facilitate the widening and upgrading of the footpath on the eastern side of Main Street adjacent to the current application site.

The Dundrum By-pass verge will also be landscaped to soften the edge and this treatment will be consistent with the approach already taken to the Dundrum Town Centre (Phase 1) development further south along the bypass. Pedestrian and cycle connections along the Dundrum Bypass will be improved and upgraded as part of the development and the environment will be generally improved through landscaping and passive surveillance.

Public Open Space

The public open space provision is detailed below which include the four main spaces referred to above but also other areas of “transitional space” comprising public paths and routes linking core public open spaces to one another. While they can be discounted for open space calculation purposes, the transitional spaces provide a functioning part of public realm with the provision of incidental seating, opportunities to promote social interactions whilst walking / exercising and offer enhanced landscaped routes which are well planted and have a positive impact on users. In addition, defensible space, a 1.5m offset zone adjacent to ground floor private amenity space associated with ground floor apartments, has been excluded.

The overall quantum of public open space is c.15% of the gross site area of 3.53 ha.

Based on the net site area of c.3ha (ie. excluding the areas of public roads on Main Street, Dundrum Bypass and Ballinteer Road) then the four public open space areas listed above amount to c.15% of the site (excluding transitional spaces).

The ABP Opinion seeks confirmation on compliance with Development Plan standards for public open space (Ref. Specific Information Item 14).

The *Dun Laoghaire Rathdown County Development Plan 2016-2022* (Ref. Section 8.2.8.2) requires that a minimum of 10% of the site area is dedicated to public open space with flexibility provided for lower levels of provision in certain circumstances. The proposals above exceed this quantitative measure and, as detailed in this report, are of a very high quality and designed to respond to their Town Centre location.

The *Dun Laoghaire Rathdown Draft County Development Plan 2022 -2028* (Ref. Section 12.8.3.1/ Table 12.8) includes a figure of 15% of site area with allowances for lower level of provision in high density urban schemes and / or smaller infill sites. In any event, the proposed development is deemed to meet the Draft Development Plan requirements in relation to public open space. Refer to table below.

Communal Open Space

Communal Open Space is provided in accordance with the requirements of the *Design Standards for New Apartments – Guidelines for Planning Authorities, 2020* (Ref. section 4.10 and 4.11.). Please refer to **Housing Quality Assessment** (HQA) by Grid Architects for calculations.

The provision of communal open space is proposed to be delivered in the form of courtyard space and roof terraces across the 4 zones. The total provision of 5,574sqm meets the requirements of the Apartment Guidelines.

The courtyard spaces have been measured to exclude a 1.5m defensible zone offset to ground floor apartments private amenity space. In addition the figure does not include ventilation openings to basement car parking.

In respect to program and layout, the design responds to the function of the buildings ground floor. Communal gathering spaces have been located close to core entrances and internal amenity space in order to compliment activities and create opportunities for interactions and spill out. These spaces are designed as terraces with integrated seating, BBQ's and power supplies etc. to accommodate community events. Space has been allocated to children's play, whilst it is envisaged and encouraged that the entire courtyard will be 'playable', provision for specific to play has been incorporated.

In addition, outdoor exercise has been proposed with calisthenics. The public private boundary has been made to ensure the safety of children utilizing a low railing (1.1m in height, screened with a 1.1m hedge). This approach creates visual permeability, leaning on design techniques to 'borrow landscape', whilst providing for passive surveillance.

All communal spaces receive the minimal required sunlight and programme of these spaces respond to the location of sunlight, specifically children's play. Refer to ***Daylight and Shadow Impact Assessment*** (BDP) for further detail.

4.4 ACCESS AND PARKING

Vehicular access to serve the proposed development will be provided via Dundrum Bypass. The existing vehicular entrances on Main Street will be closed.

373no. parking spaces are provided in total with 55no. non-residential spaces below podium in Zone 1. The residential parking provision is 318 parking spaces which equates to almost 0.4 (0.361) spaces per unit based on 881 apartments.

It is proposed that c. 40% of the apartment units will be allocated a parking space which is considered to be appropriate based on the applicant's advice received from residential agents and having regard to the site's central accessible location. In line with local and national policy, it is proposed that sustainable transportation measures associated with the scheme will include high quality cycle facilities, car sharing/ car club spaces and electric car facilities to encourage more sustainable modes of transport.

1,750 cycle spaces are provided. This provision is in accordance with the *Dun Laoghaire-Rathdown Standards for Cycle Parking and Associated Cycling Facilities for New Developments 2018*. Refer to ***Transport Statement*** (Systra) for details

4.5 BUILDING CONSERVATION

4.5.1 Protected Structures

There are no Protected Structures on the current application site. The current proposals address the rear of the Holy Cross Church (RPS: 1129) and, in particular, the development integrates with the lower ground floor level where the Church Square is now proposed. In the 2009 permission, the Church Square was at the higher main ground floor / Ballinteer Road and Dom Marmion bridge level. Since then, under Reg Ref: D13A/0325 (Bord Ref. PL06D.243489) a new entrance Atrium/Pavilion and Parish Office Pastoral Centre are located at lower ground floor level which addressed the subject site to the rear.

Respecting legal agreements between the previous owners of the Phase 2 site and the Holy Cross Church, the current proposals have been discussed with the Holy Cross Church representatives and a letter of consent is included consenting to the works to integrate the Church lands into the new Church Square development. The current proposals address the boundary treatment with the Parochial House (Proposed RPS: 1129) garden and will ensure that the structural integrity of the boundary wall is protected. Overall, it is considered that the proposed development will provide an appropriate setting for the Holy Cross Church within Dundrum Town Centre into the future.

4.5.2 Glenville Terrace (1-3)

The refurbished Glenville Terrace (1-3) sits standalone between Blocks 3C and 4B and will accommodate residential amenity uses associated with the overall residential development and which provides an attractive and active edge to Main Street. An assessment of the existing buildings on the site has been undertaken by Cathal Crimmins Conservation Architect who has worked with Grid Architecture in developing the design for Glenville Terrace which will form an important part of the new streetscape on Main Street and sense of place. Significantly, the Glenville Terrace building will be provided with an open setting following the removal of some of the adjacent buildings of lesser quality and the set-piece of the 3 house terrace will sit within the new public realm as a significant feature and a reference to the historical context of Dundrum village. (Note: The applicants have recently refurbished Ashgrove Terrace and this is an example of the type and quality of finish envisaged for Glenville Terrace – see Section 2.0 above). The returns will be replaced as they are structurally unsuitable.

The retention of Glenville Terrace and its sensitive refurbishment as part of the overall development will achieve the Council's vision for the creation of a new Town Centre development that sits with the existing historic village centre of Dundrum. This is considered to be in accordance with the Policy HER20 – Buildings of Vernacular and Heritage Interest, which supports the rehabilitation of non-listed buildings which make a positive appearance to the character and appearance of the area.

Demolitions

All other buildings on the site are to be removed to facilitate the new development and it is assumed that the buildings at No.11 and 16/17 Main Street will also be removed in due course.

A category – *Proposed Candidate Architectural Conservation Areas* was included in the Draft Plan 2022-2028 and included other buildings on Main Street within the subject site, including Glenville Terrace and properties either side (see below). In the course of the Development Plan review process, the Proposed Candidate ACA is now an ACA.

In relation to the buildings to be removed in this application, the rationale underlying the proposed development is based on an appraisal of all buildings on the site and makes the case for removal of other buildings to be removed to facilitate the development. These buildings are:

8 Main Street	Essence Cafe	D14W2W1
15A / 15 Main Street	Vacant / The Best Barber	D14YP78 / D14T3K2
13/ 13A Main Street	Havana / Irene's Flower Cabin	D14P2X8 / D14A0Y0
4 Glenville Terrace	XL Convenience Store	D14E261
Main Street	Vacant(Former Post Office/ Joe Daly Cycles)	D14V8K8

The buildings have been surveyed by Cathal Crimmins, Conservation Architects and the details of the buildings and their current state and condition is detailed in the EIAR (Chapter 13/ Appendix 13A).

While these buildings are of local historical importance, they

- (i) are in a poor state of repair.
- (ii) are not on a consistent building line with the street edge
- (iii) present a disjointed streetscape and are not compatible with the achievement of a new high quality cohesive streetscape on the western side of Main Street
- (iv) are not functionally compatible with modern commercial use

As stated at Stage 2, permission was previously approved for the removal of these buildings and the rationale is consistent with that which was proposed in the previously permitted retail scheme where the An Bord Pleanála Inspector concluded as follows: *'In my opinion a balance is required in respect of achieving a high quality sustainable town centre development and retaining elements of the existing streetscape which are fundamental to the character of the area. I do not agree that the buildings in question are fundamental to the character of the area but I do consider that a full record should be undertaken of the structures in question and submitted to the planning authority and such other suitable repository for architectural archives'* (ABP Inspectors Report Ref: PL06A.233317, page 29). The current proposals adopt a similar approach and will record and document all buildings to be removed.

As stated above, Glenville Terrace is of high quality and presents an opportunity to bring historical buildings back into use within the Dundrum Town Centre in accordance with Council

policies and in a manner similar to what has been achieved elsewhere in Dundrum by the applicants (eg. The Mill House, Pembroke Cottages, Ashgrove Terrace).

Overall, this application is deemed to address the architectural heritage policies and designations in the 2022 Plan and also respects the policies pertaining to new development and building conservation in higher order plans including, inter alia,

- *Project Ireland 2040 - The National Planning Framework*
- *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)*
- *Urban Development and Building Height Guidelines for Planning Authorities (2018)*
- *Architectural Heritage Protection – Guidelines For Planning Authorities (2011)*

These sources support the balancing of conservation objectives in the context of achieving the wider objectives of high urban density and building height in Town Centres and on public transport corridors to make most efficient use of scarce development land.

4.6 PART V

The applicant proposes to allocate 10% of the proposed units on site on site for social housing as shown in the attached '*Part V Proposal (BMA Planning)*' in compliance with Part V, Section 96 (3)(b)(i) and 96(3)(j) of the Planning and Development Act 2000 (as amended).

5.0 RESPONSE TO ABP OPINION

The Board's Notice of Pre-Application Consultation Opinion was issued on 17th January 2022. The responses to the Opinion are detailed below with cross references to where more detailed responses have been addressed in drawings and reports submitted with this application.

5.1 RESPONSE TO ABP OPINION ITEM 1 – DEVELOPMENT STRATEGY

1. Development Strategy: *Further justification for the proposal in light of the 'MTC' zoning objective, 'to protect, provide for and or improve major town centre facilities', and non-residential uses proposed. The predominant use proposed in the scheme is residential, a town centre zoning would envisage a greater degree of mixed use and the site is located within the major town centre area for Dundrum.*

This justification relates to compliance with the MTC zoning objective and is addressed below under the following headings:

- Principle of Use
- Existing Residential in MTC zone
- Overall MTC Use Mix
- Opportunities for Additional Town Centre Uses on Dundrum MTC Lands
- Main Street - Ground Floor uses and Activation Strategy
- Comparison with current commercial floorspace on the site
- Changing Retail Environment and Retail Policy Adjustments
- Comment on DLR Proposal for Civic Building

Principle of Use

The principle of the proposed development is consistent with the MTC zoning objective in that all uses proposed are "permissible uses" within the MTC zone.

The proposed SHD application is predominantly residential (c.95%) and the non-residential element comprises retail, café / restaurant and creche units (c. 5%). The principle of this use mix is acceptable under the MTC zoning objective and this proposal can be considered on its merits in accordance with policy, site specific objectives and urban design considerations as considered below.

The suitability of a predominantly residential scheme on the current application site requires a case specific examination of the use mix proposed and consideration of how this use mix contributes to the use mix aspirations for the overall MTC lands.

Existing Residential in MTC zone

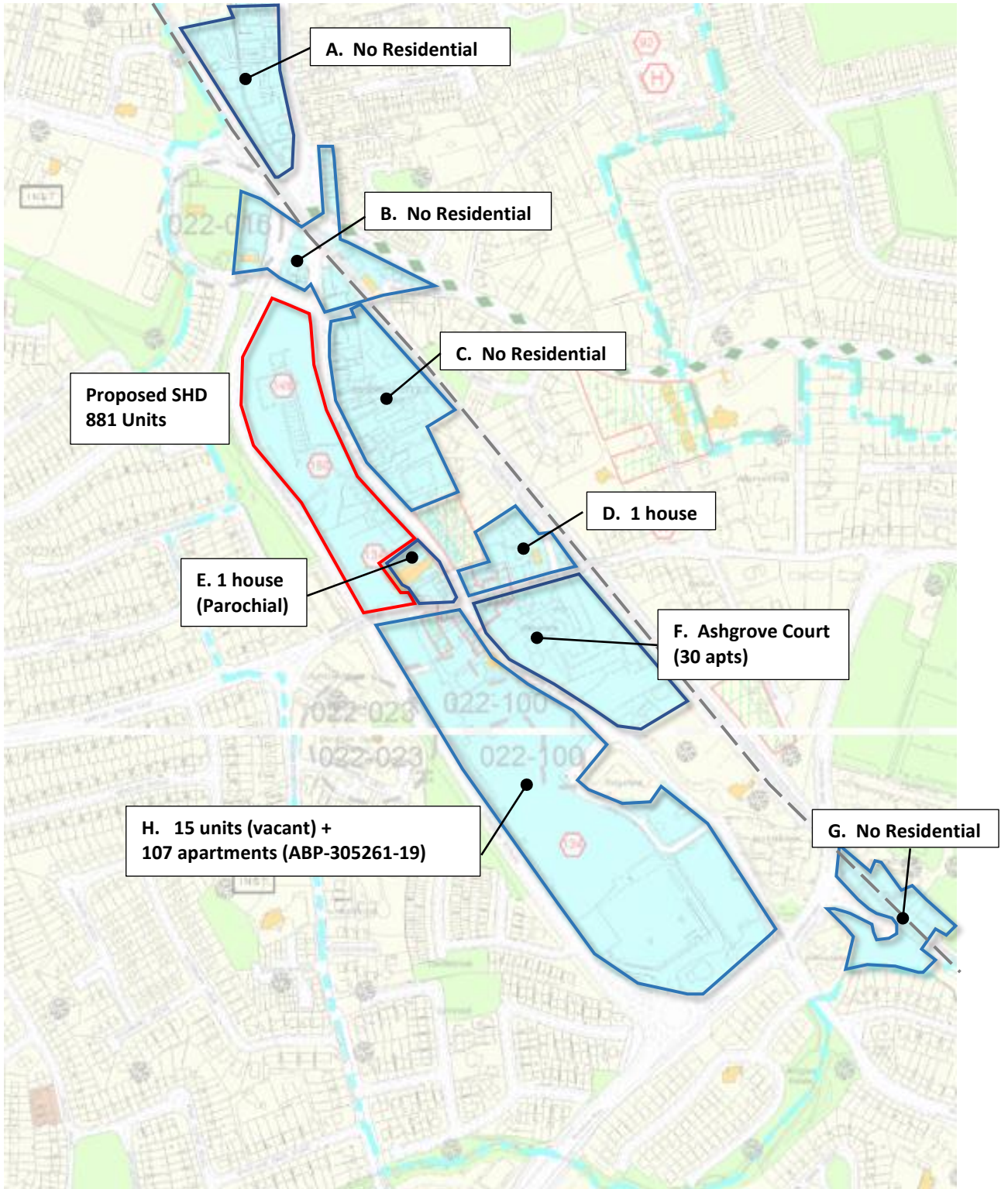
When taken in the context of the overall MTC zone, it is submitted that the proposed development will improve the overall mix of uses within the entire MTC zone giving rise to an improved outcome overall by increasing the level of residential accommodation within the MTC zone. As detailed below, the MTC zone has a very low residential component at present and the dominant use is retail. DLRCC has broadly welcomed the move away from another retail-led scheme similar to the previously approved developments on the subject site.

The entire Dundrum MTC area as illustrated on **Figure 5.1** below has extremely limited number of residential units with only 47 residential units in total, as follows:



		Residential Units
Area A	No Residential	0
Area B	No Residential	0
Area C	No Residential	0
Area D	1 house	1
Area E	1 house (Parochial House)	1
Area F	Ashgrove Court Apartments	30
Area G	No Residential	0
Area H	15 units (vacant)	15 (107)
		47 residential units

The SHD permission for 107 units (ABP-305261-19) will provide a residential activity to the southern end of the Phase 1 development and this is supplemented by apartments opposite at Herbert Hill and Rockfield (both Residential zoned)

On the basis of the above, it is considered that the proposed development will help to redress a significant deficit in residential use within the MTC lands which will advance the MTC objectives and produce a more vibrant living town centre.



Note: Based on visual survey and aerial photography. Some individual habitable residences over shops etc may not be captured.

 <small>PLANNING AND DEVELOPMENT CONSULTANTS</small>	 <small>Not to scale</small>	Project: Dundrum Village SHD
		Title: Figure 5.1 : Residential Use in MTC Zone

Overall MTC Use Mix

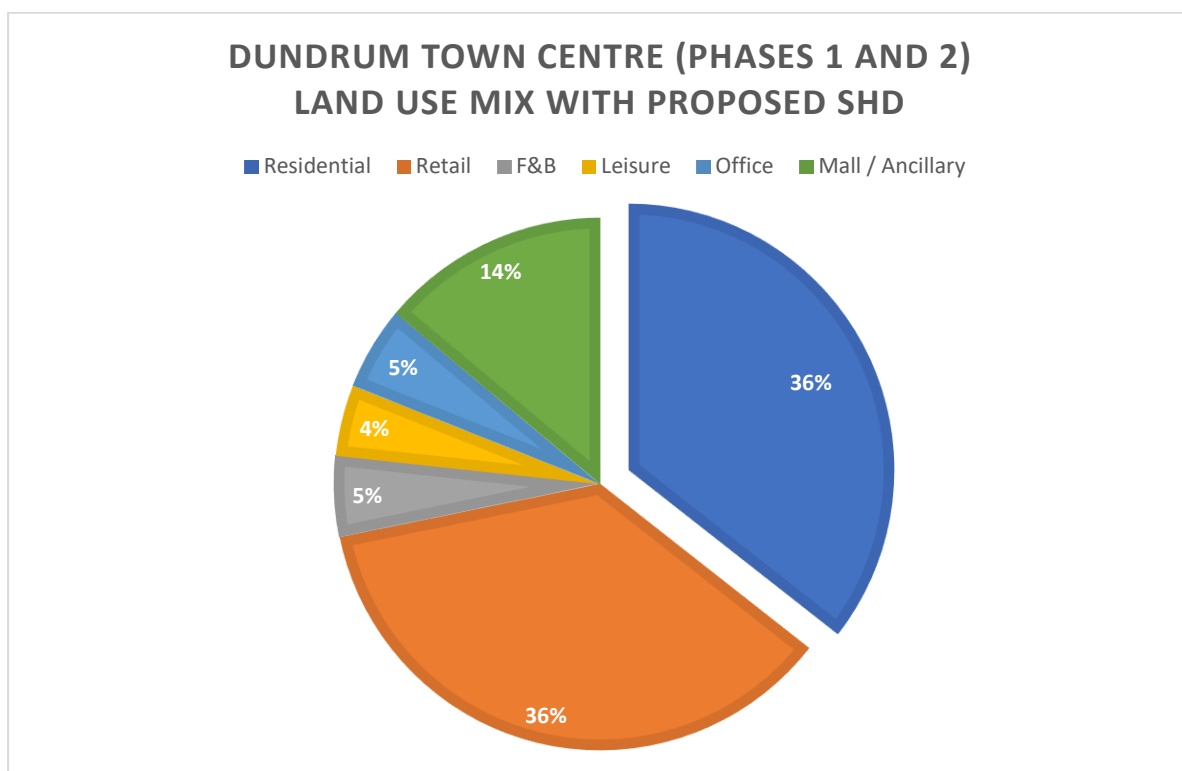
The existing Phase 1 development is predominantly Retail (52.9%) and only 6% of the total Phase 1 development is Residential and that includes the permitted Podium development permitted under ABP-305261-19. (Construction due to commence May 2022)

With the Dundrum Village SHD floorspace included, the residential component within the combined Phase 1 and Phase 2 sites increases to **35%** as illustrated on the pie-chart below.

It is estimated that there is c. 8.5ha of MTC land in Sites A – G above (ie. outside the Dundrum Town Centre Phase 1 and the current SHD sites) and assuming a plot ratio of 1.0, this would mean that the residential component on these lands (say 4700sqm) is less than **5%**.

If the entire MTC zone (see **Figure 5.2** below) is considered, then the proportion of residential use in the overall MTC zone would reduce reduce to well below 20%.

Figure 5.2: Dundrum Town Centre (Phases 1 and 2) – Land Use Mix with Proposed SHD



Dundrum Town Centre (Phase 1) -Mix Of Uses							
	Res sqm	Retail sqm	F&B sqm	Leisure sqm	Office sqm	Mall / Ancill sqm	Car Parks etc (Not GFA)
Building 1		74,417	2,851		537	26,042	(24,721)
Kiosks		121					
Building 2		2,133			1,358	2,226	(87,435)
Building CS1		780	332			230	
Dundrum South Quarter		7,878		2,241	11,235	2,940	(296)
Building 6 and 7	918	93	876	1,310	211	419	
Building 10		4,256	1,190	386		723	
Building 12		3,614	1,271			1,064	
Building 13		197	4,898	7,419		2,684	
Millhouse		104	229				
Pembroke Cottages			1,249			191	
Ashgrove Terrace		1,568					
The Podium Building 5	9,792						
Taxi Kiosk		7					
	10,710	95,168	12,895	11,356	13,342	36,519	
% of Total Floorspace	6.0	52.9	7.2	6.3	7.4	20.3	100.0%

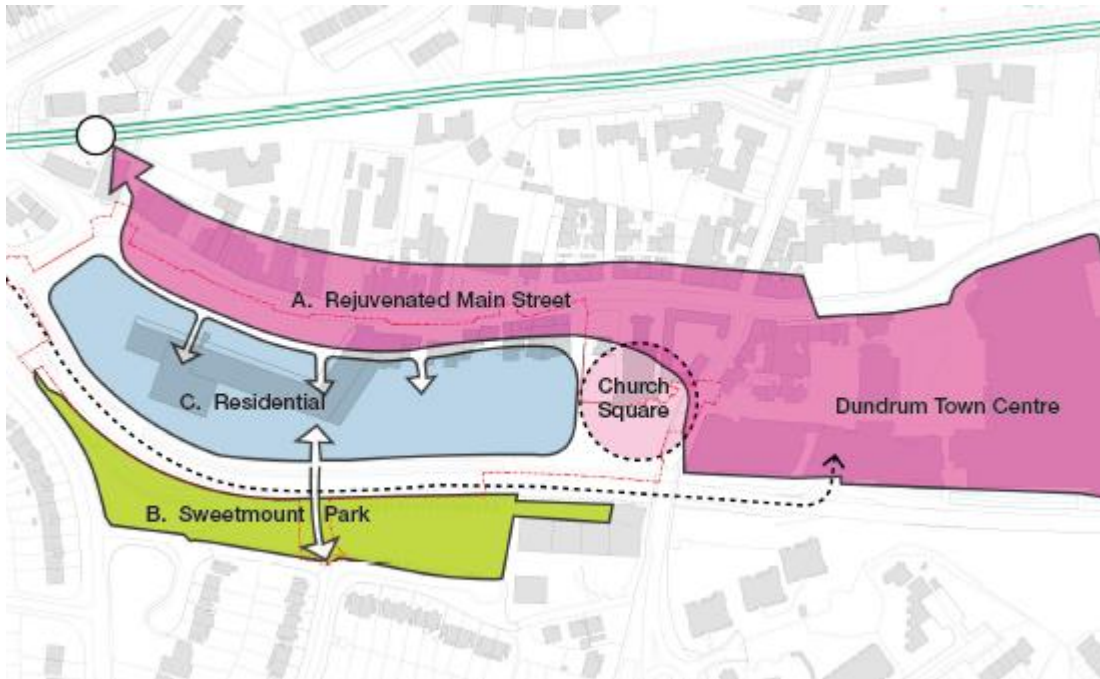
Opportunities for Additional Town Centre Uses on Dundrum MTC Lands

There is ample opportunity for retail/ commercial, civic / community and other non-residential uses within the applicants' landholding and with the MTC lands overall. Based on the "Areas" identified in Figure 5.1 above, these opportunities include:

Area A	<ul style="list-style-type: none"> Dundrum Road north of William Dargan Bridge – Comprehensive redevelopment opportunity
Area B	<ul style="list-style-type: none"> Waldemar Terrace/ Usher House/ William Dargan Bridge Undercroft – Comprehensive redevelopment opportunity earmarked as potential Dundrum Civic Offices project. See below.
Area C	<ul style="list-style-type: none"> Main Street East – various backlands opportunity sites include DLRCC Civic Offices, Dundrum College of Further Education and Permanent TSB
Area E	<ul style="list-style-type: none"> Mahers Terrace - Main Street units and redevelopment opportunity to the rear on Dundrum Lighting/ courtyard site
Area F	<ul style="list-style-type: none"> South East of Dundrum Crossroads – Dom Marmion Car Park (DLRCC), English Site and Rockville (Hammerson) to be redeveloped
Area G	<ul style="list-style-type: none"> Ballally Luas Station – Various retail/ commercial units and office units available
Area H	<ul style="list-style-type: none"> Dundrum Town Centre – Various retail/ commercial development opportunities within Main Centre and in satellite buildings

Main Street - Ground Floor uses and Activation Strategy

While removing the major retail uses from the site, this SHD project will address the western side of Main Street and provide appropriate uses and activation of ground floors and the streetscape with a range of units that will accommodate retail/ non-retail, café/ restaurant and other appropriate leisure uses. This strategy is illustrated on the diagram below from the **Design Statement** (Grid) which shows how the Main Street frontage is a key driver of the current application.



Masterplan Strategy Plan (Design Statement)

The proposed development provides a strong residential development on the backlands while reinstating and strengthening the commercial use function and village character of the Main Street. In contrast to the main Dundrum Town Centre (Phase 1) development there will be a greater emphasis on local and neighbourhood type facilities to serve the need and wants of the existing and new/growing community.

The non-residential component is just below the maximum level allowable under SHD but is more than sufficient to enliven and animate the entire length of Main Street from the Parochial House to Waldemar Terrace. To illustrate this, it is 275 metres from the Parochial House to the northern end of Main Street at Usher House and therefore with no breaks, the quantum of non-residential floorspace would equate to over 16 metres of depth along the entire length of the Main Street.

As well as providing for the units to Main Street, the proposed development includes a small replacement supermarket / foodstore use which is an important local facility and an important anchor to the scheme at the northern end of Main Street.

While the current scheme is different to the previously approved retail scheme, in terms of the Main Street, many of the same principles apply to the current scheme. The 2009 permission provided for 14 units on Main Street from the Parochial house to the northern end. These units were intended to create a village atmosphere and provide local/ neighbourhood type retail and services (eg. dry cleaners, florists, bakeries, pharmacies, fruit and vegetable shop, butcher, newsagents, delicatessen and hairdressers etc.). The current application will provide a similar number of units and the intention remains that these will be village units to rehouse some of the existing tenants and to provide opportunities for other shops similar to those existing today and similar to those found on other Main Streets.

Block 1C contains ground floor shops and the access to the foodstore and Blocks 2C and 3C contain 6 ground floor shops on Main Street that can accommodate a range of local retail and non-retail services type uses as referred to above. A and a café / restaurant unit is also located in Block 3C.

The refurbished Glenville Terrace is positioned between Blocks 3C and 4B and will facilitate an attractive set back urban space and a new focal point on Main Street for the residents and the general public. It will accommodate suitable residential support uses associated with the overall residential development. Block 4B also has shop units and the Main Street access to the proposed creche.

Comparison with current commercial floorspace on the site

The proposed development includes a greater amount of retail/ commercial floorspace than is currently on the subject site. The old Dundrum Shopping Centre (or Dundrum Village Centre development) had a gross floor area of c. 8,500sqm over two levels. However, only c.30-40% at ground level is currently occupied and this has been the situation for the past 15 years.

The largest user is the Lidl Supermarket (c.1300sqm) which is to be relocated as part of the proposed development to a more prominent position at the northern end of the site. Most of the existing floorspace is set back from the street and a large proportion of the existing commercial floorspace is located at the rear of the site on the lower ground floor level away from the public street (ie. Dominic Smiths, Matt Britton and Polonez).

The remaining occupied units in the old shopping centre south of Glenville Terrace are smaller units and are similar in scale and character to the units included within the current SHD scheme on Main Street. Some of these existing tenants (or other similar ones) will be accommodated. eg. hairdressers/ barbers, convenience store, post office, beauticians, flower shop, cafés (insomnia/ Relish / Essence, etc.)

Therefore, the proposed development will increase the amount of commercial floorspace over what is trading at present and all of this floorspace is focussed on addressing the Main Street ground floor frontage where it will have maximum effect in rejuvenating the Main Street.

Changing Retail Environment and Retail Policy Adjustments

Dundrum has been identified as a Level 2 Major Town Centre in Development Plans dating back to the 1990s. However, it is notable that reference to the Phase 2 retail expansion of Dundrum is removed from the Draft Plan and this reflects the direction of the current SHD application which is to consolidate the retail and commercial uses within the Phase 1 site and to provide a residential-led regeneration of the old Dundrum Shopping Centre lands or the "Phase 2" lands.

The Covid-19 crisis has accelerated a structural shift in the global retail sector. This change is a permanent one that necessitates a review of the Town Centre Strategy. Retail-led schemes are going to be replaced by more mixed use developments which will need to adapt to increase in online spending, falling rents and yields, changing lease structures and decline in stability of anchor retail tenants. The positive aspect of the current trends is that the strength of the residential sector and the changing funding models mean that residential uses within a Town Centre environment are now a much more viable proposition.

The *Dun Laoghaire Rathdown Draft County Development Plan 2022-2028* (Ref: Chapter 7 Towns, Villages and Retail Development (p 135) - 7.2.2 *Recent Trends Towards Multifunctional Centres*) sees these trends as an opportunity for each of the different types of centres in DLR noting that the trends '*can only help to strengthen these centres*'. Section 7.5 refers specifically to Major Town Centres and continues with the theme of mixed use and refers to the Dundrum Town Centre in that context. The Plan goes on to state that : '*Major Town Centres should develop as mixed-use urban centres to include residential.*'

The other Major Town Centres (and District Centres) in DLR (and in the wider Dublin Region) are already adapting to this new reality and are at various stages of the planning process to broaden the range of uses, to adapt retail floorspace to other uses and to introduce residential uses which is in keeping with sustainable development objectives.

As outlined above, the fundamental urban design principles for Dundrum are not undermined. In fact, as the Draft Development Plan identifies the move away from traditional "shopping centres" to "Multi-functional Centres" has potential benefits for the physical urban environment at the various levels. As evidenced by the presentation in this application of the proposed SHD versus the 2009 Phase 2 permission (Ref. Design Statement (Grid) – Section 03), it is considered that the proposed residential-led development will represent a superior urban environment when compared to the previously approved development.

Comment on DLR Proposal for Civic Building

The applicant has engaged with DLRC in relation to the provision of civic uses on the subject site and a number of meetings and other correspondence has taken place during the course of this application process. A Civic /Library building (c1500sqm) was presented to DLRC to the rear of Holy Cross Church as an option and this was based on the principles agreed in the 2009 scheme. However, following meetings with Robert Burns, Director of Services and others during the course of this application process, DLRC has rejected this proposal on the basis that their intention was to incorporate such uses into a single integrated Civic Building in accordance with the recommendations of the Dundrum Community Civic and Cultural Plan (CCCAP) initiative. (The CCCAP is not publicly available).

While a number of options were being considered and no decision had been taken, it was indicated that the front runner was the Waldemar Terrace/ William Dargan Bridge Undercroft site. As owners of part of this site, the Applicants' provided letters of support to the DLRC funding bid under the URDF programme and is on record stating that they will support the

Council's Initiatives to deliver a new Civic/ Community Hub and Public Plaza at this location. DLR Chief Executive confirmed at Dublin Chamber Webinar on 16/02/22 that DLR has received URDF funding to advance the Dundrum CCCAP Project on this site and that detailed feasibility and costing exercises were being actively progressed by DLRCC.

The possibility of the DVSHD site accommodating the Dundrum Civic Building has been alluded to directly and indirectly during the course of this SHD process and also in the context of the Development Plan Review. However, as stated above, there is no information available and the indications are that DLRCC is advancing proposals outside of the current application site.

Finally, as indicated to DLRCC, the applicant would be willing to allocate part of the non-residential floorspace proposed as part of the current SHD to a suitable community / civic use by agreement with the Council. For example, the 3no. commercial units in Block 4A (Part V block) fronting Church Square could be suitable for some form of community or civic use and the applicants' will continue dialogue with DLRCC in this respect.

Conclusion

On the basis of the foregoing considerations and justification, it is submitted that the proposed development is consistent with the *'MTC' zoning objective, ('to protect, provide for and or improve major town centre facilities')* and the level of residential and non-residential uses proposed is appropriate in the context of the land use and urban design objectives for the Dundrum Major Town Centre area.

5.2 RESPONSE TO ABP OPINION ITEM 2 – ARCHITECTURAL DESIGN APPROACH

2. Architectural Design Approach: *Further justification for the height strategy, integration with the wider area and specifically how transition occurs in terms of design, presentation, quality community and place making. A key issue at this location is the existing environment and specifically how transition occurs between the existing established development along Main Street and the Dundrum Bypass and the proposed development, cognisance being had that this development will be highly visible on approach from the surrounding area.*

The **Design Statement** (GRID) responds to this item. Refer to Section 03 – Scale, Form and Massing.

Building Height Guidelines (SPPR3) criteria also support the approach to building height in the current application. Refer to **Statements of Consistency and Material Contravention Statement** (BMA Planning) for further justification of building height.

The photomontages/ CGIs included as Appendix 14A of the EIAR and additional images in the **Design Statement** (GRID) show the proposed buildings in the context of the local area

The height, scale and massing of the proposed scheme reflects the recent changes in policy, particularly in terms of building height, and is considered to be compatible with the character and prevailing pattern of development of the surrounding area. In summary,

- Main Street - Blocks 1C, 2C, 3C and 4B respect the established scale and character of Main Street and ranges from 3 to 5 storeys. The approach follows the previously approved schemes in terms of building height on Main Street. The fact that development is now residential with clear breaks and smaller building volumes means that the apparent scale and massing are greatly reduced.
- Dundrum By-pass - Blocks 4A, 3A/3B, 2A/2B and 1A/1B positioned along the eastern edge of the site are taller buildings generally ranging from 8 to 12 storeys stepping up to a 16 storey landmark building in Block 1A at the north end of the site. Having regard to the MTC zoning, the adjacent scale (eg Dundrum View), the distance from houses and position overlooking Sweetmount Park, it is considered that the receiving environment can absorb buildings of this scale.
- North End Point Block / Landmark Building - The northern end of Dundrum has consistently been identified in the previous planning applications as the suitable location for a building of height to act as a “gateway” to the Town Centre. Grid investigated a variety of options ranging from 12 to 24 storeys. 16 storeys was chosen as a reasonable balance between the policy imperatives of density on a MTC site and the existing context.

5.2 RESPONSE TO ABP OPINION ITEM 3 – LANDSCAPING, MATERIALS AND CHARACTER

3. Landscaping, Materials and Character: *Further consideration/justification of the documents as they relate to the visual impact, materials and finishes to the proposed buildings and hard & soft landscaping. The further consideration / justification should address the character and identity and creation of inclusive people friendly neighbourhood, regard being had, inter alia, to the architectural treatment, landscaping, quality public and communal open spaces, pedestrian way finding and connectivity. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.*

Refer to **Design Statement** (Grid) responds to this item. Refer to Section 04 Building Materials and Finishes.

The proposed built form along Main Street is respectful of Dundrum's heritage and streetscape, particularly Main Street. The development is in two halves either side of the new public route running north to south. Main Street will comprise of red brick typical of the local area such as Glenville Terrace, with a darker red possibly glazed or semi glazed brick as an accent colour. The Bypass side will comprise of a lighter buff brick to play down the perceived scale, with a darker brickwork acting as a base element to distinguish elements containing amenity and retail uses. The project description above demonstrates how the scheme seeks to create the '*inclusive people friendly neighbourhood*', referred to in the *Opinion*.

The **Landscape Design Statement** (NMP), 'Section 5.0 Landscape Palettes' also expands on the proposals in terms of '*landscaping, quality public and communal open spaces, pedestrian way finding and connectivity*'

5.3 RESPONSE TO ABP OPINION ITEM 4 – RESIDENTIAL DESIGN

4. Residential Design: *Further consideration/justification of the documents as they relate to the quality of the proposed residential amenity. This consideration should have regard to, inter alia, the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’); the ‘Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities’ in particular with regard to number of single aspect and north facing units, and daylight and sunlight access to internal habitable areas and in particular to communal courtyards. Shadow Impact Assessment of communal open spaces, private open space and public open spaces. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating, inter alia, to layout of the proposed development, improving the quality and providing extended hours of daylight and sunlight to the internal courtyards and to the public open space.*

We refer to the **Housing Quality Assessment** prepared by GRID which is included in the application and provides a detailed analysis of the apartment scheme with reference to the provisions of the Guidelines.

A summary of consistency with the *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities* (2020) is included in the **Statements of Consistency and Material Contravention Report** [BMA Planning]. Refer also to **Daylight and Shadow Impact Assessment** [BDP].

5.4 SPECIFIC INFORMATION ITEMS

5.4.1 Specific Information Item 1 – *Statement of Consistency / Material Contravention Statement*

1. A detailed statement of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is consistent with local planning policies having specific regard to the zoning objective of the site, "MTC" – major town centre and its applicability to the development site in question having regard to the concerns raised in the Planning Authority's opinion.

Refer to the **Statement of Consistency And Material Contravention Statement** [BMA Planning] submitted with this planning application. Section 5.0 of that Report contains the Material Contravention Statement. Refer also to the section 5.1 of this report - *Response to ABP Opinion Item 1 – Development Strategy* – regarding compliance with the MTC zoning objective.

5.4.2 Specific Information Item 2 – *Architectural Design Statement*

2. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries, in particular to Main Street and the Dundrum Bypass. The statement should be supported by contextual plans and contiguous elevations and sections.

Refer to the **Design Statement** [GRID] submitted with this planning application. The Design Statement specifically addresses the topics requested and is supported by contextual plans, contiguous elevations and sections.

5.4.3 Specific Information Item 3 and 4 – *Statement of Consistency and Material Contravention Statement*

3. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where the proposed development materially contravenes the Development Plan other than in relation to the zoning of the land,

indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

4. 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.

Refer to the **Statement of Consistency And Material Contravention Statement** [BMA Planning] submitted with this planning application. Section 5.0 of that Report contains the Material Contravention Statement which details the aspects of the *Dun Laoghaire County Rathdown Development Plan 2016-2022* that are or could be contravened.

The *Dun Laoghaire Rathdown County Development Plan 2022-2028* was adopted at a meeting of the Council on Thursday 10 March 2022. The plan becomes operative on 21 April 2022. Although strictly not a relevant consideration until that date, it is expected that the Draft will be operative and in force at the time the Board makes its decision on this application. After this application is made, we will not have a further opportunity to address the Board on the adopted plan. For this reason, we address the new plan by reference to the published draft and approved amendments in Section 6.0 of the **Statement of Consistency And Material Contravention Statement** [BMA Planning].

5.4.4 Specific Information Item 5 – Dundrum Town Centre Masterplan

5. An assessment on how the proposed scheme ties in with the expansion of the overall Dundrum village Centre and the Dundrum shopping centre. The subject site represents a redevelopment and expansion of Dundrum village centre. It is important that the proposed scheme should be highly visually and functionally connected to the village centre development to the south. There needs to be strong permeability within the scheme and into adjoining lands.

Refer to the **Design Statement** [GRID] submitted with this planning application which addresses the above issues in a number of Sections. Refer to Section 02 'Site Layout Strategy' and, in particular, the Section entitled 'Connecting Dundrum Town Centre to Dundrum Village'.

5.4.5 Specific Information Item 6 – *Housing Quality Assessment*

6. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect and which apartments exceeds the floor area by 10%.

Refer to the **Housing Quality Assessment** [GRID] submitted with this planning application which includes a detailed schedule demonstrating compliance with the relevant quantitative standards in the Apartment Guidelines.

We confirm that the proposal meets or exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%.

The HQA includes colour coded floor plans indicating which of the apartments are considered by the applicant as dual / single aspect and which apartments exceeds the floor area by 10%.

5.1.6 Specific Information Item 7 – *Residential Amenity*

7. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.

Refer to the **Design Statement** [GRID] submitted with this planning application. Refer to Section 01 'Response to ABP Opinion' and Section 03 'Form, Scale and Massing'.

The architects' designs have been prepared in conjunction with BDP who have advised on residential amenity to interior of apartments and sunlight to communal amenity spaces. The BDP report has also examined the impact on neighbours in terms of overshadowing. Refer also to **Daylight and Shadow Impact Assessment** [BDP].

5.1.7 Specific Information Item 8 – Daylight and Shadow Impact Assessment

8. 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.

Refer to the **Daylight and Shadow Impact Assessment** [BDP] enclosed.

5.4.8 Specific Information Item 9 – LVIA

9. A visual impact assessment. Long range views / photomontages of the proposed development from the surrounding area.

Refer to the visual impact assessment completed as part of the EIAR (Vol. 1 - Chapter 14 and Vol. 2 – Verified Views) enclosed. Some photomontages are also included in the **Design Statement** [GRID].

5.1.9 Specific Information Item 10 – TTA

10. A Traffic and Transportation Impact Assessment

A **Transport Assessment** and **Mobility Management Plan** for the proposed scheme has been prepared by Systra – Transport Consultancy and are enclosed with the application.

As detailed in the **Transport Assessment** [Systra], the proposed scheme is consistent with the *Design Manual for Urban Roads and Streets 2013* insofar as it applies to this development

The application site benefits from strong public transport accessibility with the Dundrum and Balally Luas Stations and is served by a number of Dublin Bus services and a transport interchange is located at Waldemar Terrace immediately north of the site.

5.4.10 Specific Information Item 11 – *Flood Risk*

11. A detailed Flood Risk Assessment.

The ***Site Specific Flood Risk Assessment*** [TJ O'Connor & Associates] (hereafter "SSFRA") demonstrates how the flood risk issues associated with the proposed development have been addressed in the scheme design and also demonstrates that the requirements of the Flood Guidelines (2009) are complied with. See comments below in relation to Response to DLRC Stage 2 submission.

5.4.11 Specific Information Item 12 – *Surface Water Drainage*

12. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.

Refer to the ***Engineering Services Report*** [TJ O'Connor & Associates] enclosed. A Surface Water Audit (JBA Consulting) has also been included as an Appendix to the Engineering Services Report.

5.4.12 Specific Information Item 13 – *Microclimate*

13. A Microclimate Impact Assessment.

The ***Microclimatic Wind Analysis and Pedestrian Comfort Report*** [IN2] is enclosed.

5.4.13 Specific Information Item 14 – *Public Open Space Provision*

14. Justification of location, hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standard.

This is included in the ***Landscape Design Statement*** (NMP) – Section 3.1 '*Landscape Strategies: Public and Communal Open Space*'

Communal Amenity Space – Based on the Apartment Guidelines, the requirement for communal amenity space is 5,574 sqm. The proposed development meets this requirement and communal amenity space is provided through a combination of ground level / podium courtyard gardens and roof terraces.

Public Open Space – The public open space provision on the site is presented with reference to gross and net site areas and is 15% and 18% respectively (excluding transitional spaces). The location of the proposed development to Sweetmount Park and the direct connection via the new bridge across the bypass is a significant advantage of this development and will ensure a high level of open space amenity for residents.

5.4.14 Specific Information Item 15 – *Landscape Drawings*

15. 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.

Please refer to:- Landscape Drawings [NMP].

The ***Landscape Design Statement*** [NMP] responds directly to Specific Information Items 15 and provides details of play equipment, street furniture public lighting and boundary treatments.

5.4.15 Specific Information Item 16 – *Response to DLRCC Stage 2 Reports*

16. A full response to matters raised within the PA Opinion and Appended Dun Laoghaire Rathdown County Council Department comments submitted to ABP on the 01.11.2021

A response to the DLR Stage 2 Opinion and Appended Reports is included at Section 6.0 of this Report below.

5.4.16 Specific Information Item 17 – *Taking in Charge Plan*

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

Refer to the **Drg. No. 16031-TJOC-00-XX-DR-C-1001** [TJ O'Connor & Associates] enclosed. Drg 16031-TJOC-00-XX-DR-C-1002 to 1005 are Sheet 1 to 4 showing the detail in each of the areas.

5.4.17 Specific Information Item 18 – Waste

18. Site Specific Construction and Demolition Waste Management Plan.

The **Site Specific Construction and Demolition Waste Management Plan** [Byrne Environmental Consulting Ltd.] is enclosed.

5.4.18 Specific Information Item 19 – Public Lighting

19. Details of public lighting.

Refer to the **Public Lighting Report** [BDP] and **Drg No.'s (6-) E002 and (6-) E003** enclosed.

6.0 RESPONSE TO DLRCC STAGE 2 SUBMISSION

The applicant's response to the 14 "summary" points raised in the DLRCC Stage 2 Submission is included in the Table below. The technical reports attached to the DLRCC Stage 2 Report have also been reviewed and are commented on in the reports enclosed as part of this Stage 3 application as identified

Section 247 Pre-planning meetings took place with Dun Laoghaire Rathdown County Council on 22nd June 2021 on 22nd September 2021 and this included representatives of the various local authority departments including Planning, Transportation and Drainage. The proposed development was discussed in detail at the meeting with all the applicant's design team disciplines represented. The feedback received from the pre-planning meeting has been incorporated into the design and layout of the proposed development. The Local Authority Reference is **PAC/SHD/146/21**.

The Stage 2 DLRCC Report contained a Report from the Planning Department (Miguel Sarabia, Executive Planner/ Shane Sheehy, Senior Executive Planner, and Ger Ryan, Senior Planner), dated 1/11/21. That report included a summary ("Conclusions") on pages 31 and 32 of 70 that included 14 points that are responded to in the Table below.

Technical meetings with the Roads Department also took place 23rd August 2021 to address details in relation to roads access, parking, public transport, cycling/ pedestrian facilities. A technical meeting with Drainage Department took place on 1st October 2021 and this was mainly focussed on the flood risk management issues.

Following the tri-partite meeting, BMA contacted with DLRCC Planning Department by email (22/12/21, 12/01/22, 19/01/22, 27/01/22 and 23/02/22) seeking a meeting(s) to present the applicants responses to the Stage 2 comments and to update DLRCC on (a) the technical flood assessment and mitigation strategy, and (b) policy compliance with the Flood Guidelines and the 2016 and 2022 SFRA's. TJ O'Connor & Associates also contacted the Drainage Department and they received a response that the only route for contact on the application should be through the Planning Department and therefore they were not willing to engage.

On 25/02/22, DLRCC Planning Department replied confirming that it was their policy not to facilitate meetings with SHD applicants post Stage 2 tri-partite meetings.

The feedback from DLRCC in the Stage 2 Report have been taken on board. Many of the comments were in the context of more limited detail available to DLR at that time and it is considered that the more detailed assessment and technical drawings presented in this Stage 3 SHD application will address the DLR comments. Section 8 (page 87) of the SSFRA responds specifically to the DLR Stage 2 Drainage Planning Report.

Since the tri-partite meeting, the applicants' decided to consult with experts in the field of flood risk assessment - JBA Consulting - for an Independent Review of this aspect of the proposed development. A report from JBA is included in **Appendix H** of the SSFRA.

The engagement with JBA Consulting informed the completion of the final SSFRA report and the technical details contained in the technical drawings by TJ O'Connor & Associates. Compensatory flood storage exceeding the estimated volumes is provided as part of the proposed development and various other mitigation measures are proposed to improve the flood risks associated with the Slang River at this location.

In terms of policy, the JBA Consulting independent review confirms the applicants' position in relation to compliance with the Flood Risk Management Guidelines (2009) and with the current/ pending Development Plans (2016 and 2022). JBA Consulting, who were the authors of the DLR Strategic Flood Risk Assessments in 2016 and 2022, confirm that the overall approach to the site is consistent with the Sequential Approach and with the Justification Test criteria specifically included for the SHD site (Ref: Section 5.1.1 of the 2022 SFRA Justification Test Criteria - 'Dundrum MTC Phase 2').

In addition to the aforementioned ***Site Specific Flood Risk Assessment Report*** (TJOC), we would also refer ABP to the following sections of the ***Statements of Consistency and Material Contravention Statement*** (BMA Planning) which also address the flood risk aspects of this application:

- *3.8 The Planning System And Flood Risk Assessment - Guidelines For Planning Authorities (2009)*
- *4.5.2 Appendix 13 – Strategic Flood Risk Assessment*

On the basis of the above, it is submitted that the flood risk assessment and management proposals associated with this development have been comprehensively addressed in this application.

Item	Comment on Applicants Response
<p>1. MTC Zoning Objective</p>	<p>1 The Planning Authority has serious concerns in terms of compliance with the site's zoning objective. The nature and scale of non-residential uses proposed is considered to be significantly inadequate and insufficient to comply with the MTC zoning objective.</p> <p>The issue of compliance with the MTC zoning is addressed in the <i>Planning Statement</i> [BMA] - (Ref. Section 5.1 Response to ABP Opinion Item 1).</p>
<p>2. Flood Risk</p>	<p>2 The Applicant is advised to submit a revised layout such that all highly vulnerable development is located outside the existing (unmodified) Flood Zones. Extensive details in terms of flood risk and surface water management will be required as part of any revised submission.</p> <p>Refer to the <i>Site Specific Flood Risk Assessment</i> [TJOC] and see also comments above in relation to this issue and the applicants engagement with DLRC during the course of Stages 1 and 2 of the current application.</p>
<p>3. Non Retail Uses /SLO149</p>	<p>3 The subject scheme would, as currently proposed, fail to deliver an adequate scale of non-retail uses, particularly those of entertainment, leisure, cultural and civic nature. Therefore, the proposed development is deemed not compliant with the requirements of SLO 149.</p> <p>This issue relates to the Dundrum Civic Building is also addressed in the Response to ABP Opinion Item 1 (Ref. Section 5.1) in this report.</p>
<p>4. Main Street / SLO 150</p>	<p>4 The proposed development fails to take cognisance of the character of Main Street and fails to comply with SLO 150. Additional details are required in this regard, but an initial examination of the impact of the proposed development on Main Street would indicate that building height/massing could be an issue.</p> <p>The scheme has been developed further and refined since Stage 2 to take into account the Planning Authority comments and, in particular, to focus on the scale, design and ground floor activation on Main Street. In relation to SLO 150, the Design Statement (GRID) illustrates how the overall design concept is based around respecting and enhancing the '<i>character and streetscape of the Old Main Street</i>'.</p>
<p>5. Mix of Units</p>	<p>5 As compared against the policies of both the County Development Plan and the Design Standards for New Apartments, there are concerns that the mix of residential units and the size and range of sizes of those units are not sufficiently diverse and large to attract and accommodate a wide range of residents.</p> <p>The proposed development is consistent with the Apartment Guidelines 2020. The unit mix contravenes the Development Plan in relation to unit mix and it is considered that the proposed unit mix below is appropriate</p> <p>Studio 1 (0.1%) 1 bed 335 (38%) 2 bed 463 (52.5%) 3 bed 82 (9.3%)</p> <p>Refer to the Statement of Consistency and Material Contravention Statement (Ref. Sections 4.0 and 5.0).</p>

<p>6. Separation Distances</p>	<p>6 It would appear that the position of the buildings and separation distances are not adequate to ensure that the residential amenity of the residents is not negatively impacted by undue overlooking.</p> <p>The scheme has been developed further and refined since Stage 2 to take into account the Planning Authority comments and, in particular, localised conditions have been addressed to avoid undue overlooking by movement of blocks, adjustment of window locations and balconies. While the scheme provides a very good degree of separation between proposed blocks and between proposed blocks and existing properties, the 22 metre standard referred to by DLRCC is not possible to achieve in all circumstances, nor is it appropriate or necessary to achieve in a town centre location. Refer to the Design Statement [GRID] – Section 02</p>
<p>7. North-South Route</p>	<p>7 The Applicant should further justify the provision of the public north-south route through the development and the need for same against the backdrop of, if successful, attracting members of the public through the route and reducing footfall along Main Street thus hindering the regeneration of Main Street.</p> <p>This issue has been considered in the preparation of the detailed plans for this application and taking into account discussions at tripartite meeting stage. The public north-south route is fully open to the general public, albeit that the nature of the route is deliberately quieter and more residential in character. This is appropriate in the context of facilitating the regeneration of Main Street which is intended to remain as the main focus for business activity. Refer to the Design Statement [GRID] – Ref. Section 02.</p>
<p>8. Public North-South Route</p>	<p>8 The Applicant should consider the design of the proposed spine route through the site and implement a number of amendments, as required, to ensure that it is capable of providing a high-quality environment capable of attracting members of the wider public and not only residents in the subject development.</p> <p>Refer to response to Item 7 above. We submit that the open street network proposed will provide an appropriate level of pedestrian permeability while respecting the objective to support activity on Main Street. The new Sweetmount bridge and the new public space at Church Square will create desire lines and will bring the wider public into the site. Refer to the Design Statement [GRID] – Ref. Section 02</p>
<p>9. Justification of Church Square</p>	<p>9 The Applicant should reconsider the location of the proposed public park to the south west of the site where opportunities for passive surveillance are very limited.</p> <p>This issue was discussed in some detail during the Stage 1 meetings and the tri-partite meeting with ABP. It was mainly a comment from the DLR Architect (Report by Gary Loughlin 22/10/21). While noting the basis for the comment, it was explained that the location of Church Square was justified with reference to a range of factors that were also assessed in the context of the previous retail permissions. Of particular note, in addition to the objectives to protect the setting of Holy Cross Church and Parochial House (protected structures) it was explained that there is a legal agreement with Holy Cross Church which restricts development to the rear of the Church. Therefore, the strategy seeks to take advantage of these constraints and to provide a generous open space for the development and the town generally at this location Refer to the Design Statement [GRID] – Ref. Section 02.</p>

<p>10. Communal Open Space Provision</p>	<p>10 The Applicant should revisit the communal open space provision to ensure that it accords with the standard set in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, 2020.</p> <p>The proposed development complies with the Apartment Guidelines in relation to the provision of high quality communal amenity space for the apartments in the form of communal gardens and roof terraces.</p> <p>Refer to the Landscape Design Statement [NMP] – Ref. Section 3.1</p>
<p>11. Building Height Strategy/ SPPR3</p>	<p>11 The Applicant is advised to reconsider the proposed height strategy, particularly along Main Street, with a view to ensure that it responds adequately with the existing environment at street scale as required by SPPR3 of the Urban Development and Building Heights 2018.</p> <p>The Design Statement (GRID) responds to this item. Refer to Section 03 – Scale, Form and Massing.</p> <p>Building Height Guidelines (SPPR3) criteria also support the approach to building height in the current application. Refer to Statement of Consistency and Material Contravention Statement (BMA Planning) for further justification of building height.</p> <p>The photomontages/ CGIs included as Appendix 14A of the EIAR and included in the Design Statement show the proposed buildings in the context of the local area</p>
<p>12. Apartment Guidelines / SPPRs</p>	<p>12 The Applicant is requested to provide additional details demonstrating how the proposed development complies with the SPPRs set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, 2020 including, inter alia, dual aspect and north facing units.</p> <p>The proposed development has been design to comply with all quantitative and qualitative standards in the Apartment Guidelines 2020. Refer to the Housing Quality Assessment [GRID] and Statement of Consistency and Material Contravention Statement (BMA Planning).</p>
<p>13. Architectural Expression</p>	<p>13 The Applicant is advised to ensure that the proposed scheme incorporates variations in terms of design approaches and architectural expressions that respond to the receiving environment and ensure it is visually interesting and positively adds to the streetscape and character of the area.</p> <p>Refer to the Design Statement [GRID] – Ref. Section 04 ‘Building Materials and Finishes’</p>
<p>14. Liaise with NTA</p>	<p>14 The Applicant is advised to liaise with the NTA to ascertain the potential implications for the subject scheme of the delivery of planned improvements to public transport in the vicinity of the northern end of the site.</p> <p>Since the tri-partite meeting the applicants have liaised with NTA and have taken on board their comments. Refer to the Transport Assessment [Systra] for details – Ref. Section 9</p>
<p>Departmental Reports</p>	<p>In addition to the above, the Applicant is advised to have regard to other recommendations set out in the report and to the issues raised in the accompanying reports from the various DLRCC Departments.</p>

Transportation	Refer to enclosed Transport Assessment [Systra] – Ref. Section 10.1
Drainage	Refer to enclosed Engineering Services Report [TJOC] – Ref. Section 5
Parks	Refer to enclosed Landscape Design Statement [NMP] – Ref. Section 0.1
Architects	The issues raised in the Architects Report (22/10/21) are addressed throughout the application and, in particular, refer to the Design Statement [GRID]
Housing	Refer to Part V Proposal [BMA].

7.0 CONCLUSION

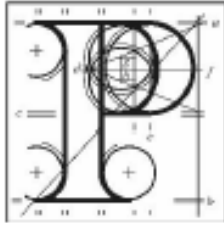
On the basis of the foregoing and enclosed drawings and reports, it is submitted that the proposed development of the Dundrum Village site is an appropriate response for this “Major Town Centre” site and would provide high quality residential and supporting village centre uses at a central and accessible location in need of regeneration.

We look forward to meeting with you in due course to discuss further.

BMA PLANNING

March 2022

APPENDIX A – ABP OPINION (ABP -311553-21)



An
Bord
Pleanála

**Case Reference:
ABP-311553-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 884 no. apartments, creche and associated site works. Old Dundrum Shopping Centre and Other Properties, Main Street, Dundrum, Dublin 14.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Development Strategy:

Further justification for the proposal in light of the 'MTC' zoning objective, 'to protect, provide for and or improve major town centre facilities', and non-residential uses proposed. The predominant use proposed in the scheme is residential, a town centre zoning would envisage a greater degree of mixed use and the site is located within the major town centre area for Dundrum.

2. **Architectural Design Approach:**

Further justification for the height strategy, integration with the wider area and specifically how transition occurs in terms of design, presentation, quality community and place making. A key issue at this location is the existing environment and specifically how transition occurs between the existing established development along Main Street and the Dundrum Bypass and the proposed development, cognisance being had that this development will be highly visible on approach from the surrounding area.

3. **Landscaping, Materials and Character:**

Further consideration/justification of the documents as they relate to the visual impact, materials and finishes to the proposed buildings and hard & soft landscaping. The further consideration / justification should address the character and identity and creation of inclusive people friendly neighbourhood, regard being had, inter alia, to the architectural treatment, landscaping, quality public and communal open spaces, pedestrian way finding and connectivity. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. **Residential Design:**

Further consideration/justification of the documents as they relate to the quality of the proposed residential amenity. This consideration should have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' in particular with regard to number of single aspect and north facing units, and daylight and sunlight access to internal habitable areas and in particular to communal courtyards. Shadow Impact Assessment of communal open spaces, private open space and public open spaces. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating, inter alia, to layout of the proposed development, improving the quality and providing extended hours of daylight and sunlight to the internal courtyards and to the public open space.

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. A detailed statement of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is consistent with local planning policies having specific regard to the zoning objective of the site, "MTC" – major town centre and its applicability to the development site in question having regard to the concerns raised in the Planning Authority's opinion.
2. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries, in particular to Main Street and the Dundrum Bypass The statement should be supported by contextual plans and contiguous elevations and sections.
3. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where the proposed development materially contravenes the Development Plan other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.
4. 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.

5. An assessment on how the proposed scheme ties in with the expansion of the overall Dundrum village Centre and the Dundrum shopping centre. The subject site represents a redevelopment and expansion of Dundrum village centre. It is important that the proposed scheme should be highly visually and functionally connected to the village centre development to the south. There needs to be strong permeability within the scheme and into adjoining lands.
6. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect and which apartments exceeds the floor area by 10%.
7. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.
8. 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.
9. A visual impact assessment. Long range views / photomontages of the proposed development from the surrounding area.

10. A Traffic and Transportation Impact Assessment.
11. A detailed Flood Risk Assessment.
12. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.
13. A Microclimate Impact Assessment.
14. **Justification** of location, hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standard.
15. 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.
16. A full response to matters raised within the PA Opinion and Appended Dun Laoghaire Rathdown County Council Department comments submitted to ABP on the 01.11.2021
17. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
18. Site Specific Construction and Demolition Waste Management Plan.
19. Details of public lighting.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. **Transport Infrastructure Ireland (TII)**
2. **National Transport Authority (NTA)**
3. **Irish Water**
4. **Department of Culture Heritage and the Gaeltacht**
5. **An Taisce**
6. **Heritage Council**
7. **Fáilte Ireland**
8. **An Chomhairle Ealaíonn**
9. **Irish Aviation Authority**
10. **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.**

Stephen O'Sullivan
Assistant Director of Planning
January, 2022

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