



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
311553-21**

Strategic Housing Development	884 no. apartments, creche and associated site works.
Location	Old Dundrum Shopping Centre and Other Properties, Main Street, Dundrum, Dublin 14.
Planning Authority	Dun Laoghaire Rathdown County Council
Prospective Applicant	Dundrum Retail GP DAC
Date of Consultation Meeting	17 th December 2021
Date of Site Inspection	10 th December 2021
Inspector	F. Fair

1.0 Introduction

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

2.0 Site Location and Description

- 2.1.1. The site (3.38 ha) is located north of Ballinteer Road Bridge, west of Main Street and east of the Dundrum By-pass
- 2.1.2. It 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 Bridge and this boundary is a low stone wall with granite capping of modern construction and about 15 metres of railing part of the Ballinteer Road bridge over Dundrum Bypass. To the west the site is bounded by the Ballinteer by-pass and further to the west by Dundrum View residential apartment blocks 5 - 7 storeys in height and suburban residential estates. Sweetmount Park open space is located to the west of the by-pass.
- 2.1.3. The levels on the site vary rising from the northwest of the site towards the south and south east varying from c. 30 metres AOD at the northwest up to 53 metres AOD close to the Main Street adjacent to the Parochial House and Holy Cross Church which are protected structures.
- 2.1.4. The site comprises the Old Dundrum Shopping Centre, a 1970's 3-storey 'L' shaped building and car park, and adjoining lands including a number of properties to the west of Main Street between Old Shopping Centre and the Parochial House (including Glenville Terrace). The Shopping Centre is surrounded by car parking.

2.1.5. All existing structures on the site are to be demolished, with the exception of No's 1 – 3 Glenville Terrace, which are within the designated candidate ACA.

3.0 Proposed Strategic Housing Development

3.1.1. A series of 11no. buildings arranged around the central pedestrian spine and a series of 4 courtyards corresponding to 4 separate “zones” or character areas.

3.1.2. Table 1 sets out Key Parameters of the site.

Site area	3.38 Ha
No. of apartments	884
Unit Mix	<ul style="list-style-type: none"> - 1 beds 356 (40) % - 2 beds 463 (53) % - 3 beds 65 (7%)
Density	261 / 268 u/ha
Dual Aspect	60.6%
Site coverage	34.1%
Total GFA	87,707 sq. m
Residential GFA	83,272 sq. m
Residential Net	58,727 sq. m
Non-Residential GFA	4,435 sq. m (/) <ul style="list-style-type: none"> - Retail 1,806 sq. m - Food store 2,124 sq. m - Creche 505 sq. m - Commercial plant 127 sq. m
LGF parking and non-residential plant	11,487 sq. m
Proportion of non-residential	5%
Building Heights Main St	4 – 5 storey

Building Height – Bypass	8 – 9 (& part 11) storeys
Sweetmount Park	16 storeys
Residential car parking	338 / 0.382 ratio
Non residential car parking	56
Bicycle parking	1,643
Material Contravention for:	Height, unit mix, internal storage and car parking.
Access:	Replacement of the existing vehicular site access point on Main Street with vehicular access via the Dundrum bypass;

4.0 National and Local Planning Policy

4.1.1. National

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant Section 28 Ministerial Guidelines are:

- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’)
- ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018)
- ‘Design Manual for Urban Roads and Streets’ (2013)
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’) (2009)
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)

4.1.2. Local

The subject site is zoned Objective ‘MTC’. ‘To protect, provide for and or improve major town centre facilities.’

The subject site adjoins the Dundrum Candidate Conservation Area and is located across the road from the Pembroke Cottages ACA.

The site also adjoins the Holy Cross Church (a Protected Structure, incl the gates and railings (RPS No. 1129) Works appear to be proposed to its curtilage but limited in scope to the rear boundary. It is noted that under the Draft CDP 2022 – 2028 the Holy Cross Church Parochial House is also a Proposed Protected Structure (RPS NO. 2095) and as such under the Planning and Development Act 2000 – 2021, as amended, is afforded protection as if it were a Protected Structure.

An extensive list of relevant CDP policies and standards are set out in the Planning Authority Opinion submitted to the Board on the 01.11.2021.

5.0 **Planning History**

The following is a summary of the planning history on the subject site.

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.

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 Sweetmount Park/ Underpass

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.

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 (1900 spaces) and other accommodation including storage areas, circulation, and plant areas.

6.0 Section 247 Consultation(s) with Planning Authority

6.1.1. Section 247 pre-planning consultation in relation to the current scheme took place with the Planning Authority on the 22nd June 2021 and the 22nd September 2021. A number of meetings were also held with transportation and water services departments. Comments were subsequently received from the planning authority by email and are attached to the PA Opinion.

7.0 Submissions Received

7.1.1. Irish Water

Irish Water report dated 3rd November 2021 has confirmed that a Confirmation of Feasibility has been issued to the applicant advising that connection(s) are feasible subject to the following contingencies:

In respect of Wastewater:

- The proposed development shall have separate storm and foul water connection services provided.
- The storm water from the site must be discharged only into the existing storm water network that is not connected to the Irish Water network.
- The connection arrangement should be agreed with the LA Drainage Division. Current storm water discharge must be removed from the combined network. Further information, verified by surveys, may be required at a connection application stage and/or before any existing infrastructure is demolished, regarding the current storm connection to ensure protection of Irish Water assets.

- Strict wastewater flow management will be required via the proposed pump station as part of this development application. Peak discharges into Irish Water network shall be limited to 2.0 average Dry Weather Flow. The required pump station will be funded and delivered by the developer within their own site.
- Any changes to the proposals, designs or layouts shall be submitted for validation prior to progressing SHD Application.

In respect of Water:

The connection for the proposed development should be made to the existing 300mm DI service main which is located downstream of the existing District metered area and pressure reducing valve, via a new 200mm ID pipe. This 50m length of pipe is a connection service pipe and it is not part of network upgrade/extension or self-lay.

8.0 Forming of Opinion

Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide brief detail on each of these elements hereunder.

9.0 Documentation Submitted

The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, completed application form, A Transport Statement and Mobility Management Plan, Housing Quality Assessment, Statements of Consistency and Material Contravention Report, Landscape Design Statement (NMP), Design Statement and Statements of Consistency and Material Contravention Statement, Daylight / Sunlight Analysis Report, A Screening Report for Appropriate Assessment, Part V Proposal,

Engineering Services Report (Stage 2) (incl. Irish Water Confirmation of Feasibility)
Site Specific Flood Risk Assessment (Stage 2)

I have considered all of the documentation submitted by the prospective applicant, relating to this case.

10.0 **Planning Authority Submission**

In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Dunlaoghaire Rathdown County Council, submitted their opinion in relation to the proposal. This was received by An Bord Pleanála on the 01st of November 2021.

The planning authority's 'opinion' included the following matters: copies of record of section 247 consultation, zoning and site designations, site description, planning history; opinions from other departments and an assessment of the proposal.

The report addresses the following:

- Query Gross floor space of 'Other uses' (Plant)
- Concerns in terms of compliance with the sites zoning objective
- Nature and scale of non residential uses proposed is inadequate and insufficient
- Flood Risk and surface water management – all highly vulnerable development be located outside the existing (unmodified Flood Zones)
- SLO 149 – requirement for entertainment, leisure, cultural and civic uses.
- Fails to take cognisance to the character of the Main St. and fails to comply with SLO150 – Height and massing an issue.
- Mix, size and design of units is not sufficiently diverse.
- Separation distances between block – overlooking issues.
- Pedestrian links and north south route through the development.
- Location of proposed public park questionable to SW
- Communal open space provision deficient
- Height strategy, Main Street and SPPR3
- Dual Aspect and North Facing Units
- Consultation with NTA – planned improvement to public transport.
- Architects Report is not favourable

11.0 Consultation Meeting

11.1.1. A Section 5 Consultation meeting took place by way of conference call on the 17th December, commencing at 10.00 am. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

The main topics raised for discussion at the tripartite meeting were as follows:

1. Policy Context - Compliance with MTC Zoning and Specific Local Objectives.
2. Architectural Design Approach:
 - Height, Scale, Massing and Public Realm
 - Impact on Main Street
 - Material finishes and visual Impact.
 - Proximity to boundaries and between opposing blocks.
3. Residential Amenity & Quality of Development.
 - Overlooking
 - Daylight / Sun Light / Overshadowing
4. Green Infrastructure & Open Space
5. Flood Risk Assessment & Surface Water
6. Issues Raised in the CE Report, Incl. Transportation Report, Flood Alleviation and Drainage Planning Report, Parks Report, Architects Report and Housing Department Report.
7. AOB

11.1.2. In relation to policy context - compliance with MTC zoning and specific local objectives, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- There is a need to further address and justify the 'MTC' zoning objective, 'to protect, provide for and or improve major town centre facilities', in any application. 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.

- There is a need to further consider the nature and scale of non residential uses proposed, in particular SLO 149 – requirement for entertainment, leisure, cultural and civic uses.
- Further consideration and cognisance to the character of the Main St. and SLO 150 with respect to height and massing proposed.
- Clarity and further consideration in respect of material contravention of the Development Plan in terms of height, unit mix, internal storage and car parking. All material contravention issues to be advertised accordingly.
- Consistency between all drawings and documentation, no room for inaccuracies, drawings need to be sufficiently detailed, accurate and legible.
- Consideration with respect to the timeline for adoption of new draft Dun Laoghaire Rathdown County Development Plan. Cognisance that the plan in place at the time of the decision is the statutory plan which will be taken into account by the Board.
- Further consideration of any material contravention issues in light of the deadline for the new draft Development Plan being adopted, prior to a decision being made on any future application. Consideration that any material contraventions of the new plan have been taken into account and advertised accordingly.

11.1.3. In relation to architectural design approach for the site An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Justification of urban design considerations such as height/scale/density/massing of proposed apartment blocks in the context of the existing pattern of development in the area and in the context of existing Development Plan policy.
- Justification of the height, architectural design / treatment and interface with public streets, in particular, from Dundrum bypass and from Main Street.

- Further detailed streetscape elevations and cross sections showing the proposed development, including impact upon the setting of Holy Cross Church and Parochial House and surrounding existing development.
- Further consideration of visual impact in terms of views within and across the site and to the wider area.
- A detailed Urban Design Statement and an Architectural Statement, detailing finishes, use of materials and variety in design.
- Further consideration and justification of the separation distances between the blocks, overbearing and overshadowing, formation of character areas and way finding through the site.
- Further elaboration on how the proposed scheme ties in with the expansion of the overall Dundrum Town Centre area. It is important that the proposed scheme should be highly visually and functionally connected to the Main Street and to the town centre development to the south. There needs to be strong permeability within the scheme and into adjoining lands.
- Further detail is required at application stage, the detail submitted at pre-application stage is not sufficient.

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

- Residential amenity in the context of possible/perceived impacts on existing residential properties, setbacks, site slope, landscaping and boundary treatments.
- There is a requirement to carry out a daylight and sunlight assessment as part of any future application. The assessment should set out where the proposal complies with relevant BS or BRE standards and any noncompliance or shortfall should be clearly identified, justified and mitigation measures proposed.

- Further consideration of over shadowing to amenity spaces within the development and to adjoining properties and their amenity spaces.
- Residential amenity in the context of separation distances between proposed blocks.
- Elaboration and demonstrate clearly in any future application the % of dual aspect units proposed. The onus is on the application to demonstrate compliance with the ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’, 2020.

11.1.5. In relation to green infrastructure and open space, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further consideration and justification of useability, location and layout of open space and public realm strategy.
- Further justification for the location of the public park to the south east, its useability and possible surveillance issues.

11.1.6. An Bord Pleanála sought further elaboration/discussion/consideration of flood risk assessment and surface water:

- Further clarity of issues pertaining to surface water drainage, flood risk and agreements with IW and the Drainage Department of Dun Laoghaire Rathdown County Council.
- Further consultation and resolution / agreement is required with Dun Laoghaire Rathdown County Council Transportation Department, Parks Department and Flood Alleviation and Drainage / Water Services Department.
- Further consideration of the method of surface water management and attenuation needs to be carried out.
- A Flood Risk Assessment is required.
- Consideration that there is no further information facility available to the Board, only in exceptional circumstances, therefore all information

submitted needs to be clear and of a high quality and accurate to ensure that the Board can make an informed decision.

11.1.7. In relation to issues raised in the CE Report, Incl. Transportation Report, Flood Alleviation and Drainage Planning Report, Parks Report, Architects Report and Housing Department Report, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Consideration of a detailed up to date Traffic and Transportation Report and a Mobility Strategy and details of any consultation with NTA regarding planned improvements to public transport and cognisance to same.
- Further discussion on matters raised within the PA Opinion and Appended Dun Laoghaire Rathdown County Council Department reports submitted to ABP on the 01.11.2021.
- Quality of the information documentation and plans and drawings needs to be addressed.
- All inaccuracies in the documentation, plans and drawings need to be resolved.

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

- Regard that there are some big issues where the parties are not in agreement.
- Cognisance that the level of detail at application stage needs to iron out any inconsistencies.

11.1.9. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-311553-21' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

12.0 Conclusion and Recommendation

- 12.1.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 12.1.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.
- 12.1.3. Having regard to all of the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act requires **further consideration and amendment** in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 12.1.4. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

13.0 Recommended Opinion

- 13.1.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and

amendment in order to constitute a reasonable basis for an application under section 4.

13.1.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, **An Bord Pleanála is of the opinion that the documentation submitted requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**

13.1.3. In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

1. 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.

13.1.4. 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.

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

1. 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.

Fiona Fair

Senior Planning Inspector

22.12.2021