

PLANNING STATEMENT OF CONSISTENCY

LARGE SCALE RESIDENTIAL DEVELOPMENT (LRD) AT DALGUISE HOUSE MONKSTOWN ROAD, MONKSTOWN, BLACKROCK, COUNTY DUBLIN



PREPARED FOR:

GEVD MONKSTOWN OWNER LIMITED
3RD FLOOR
KILMORE HOUSE SPENCER DOCK
DUBLIN 1

PREPARED BY:

TOM PHILLIPS + ASSOCIATES
80 HARCOURT STREET
DUBLIN 2
D02 F449



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1.0 INTRODUCTION

1.1 Introduction

This *Statement of Consistency* demonstrates that the proposed residential and ancillary development at lands identified as Dalguise House, Monkstown Road, Monkstown, Co. Dublin, is consistent with the relevant policies pertaining to the site at national, regional, and local levels.

The proposed large-scale residential development (LRD) has been developed by Greystar Ireland and is situated on a c. 3.58 ha site located at Dalguise House, Monkstown Road, Monkstown, Co. Dublin, A94 D7D1.

In summary, the proposed LRD will provide 493 no. residential units (490 no. of which are Build to Rent units), childcare facility (540 sq m), café/restaurant (273 sq m), residents' support facilities (75 sq m) and residents' amenities (1,034 sq m) and c. 0.58 ha of public open space. The proposed residential units and ancillary non-residential floorspace will largely be accommodated in 11 no. blocks of development, ranging from 3 to 9 storeys in height, and existing buildings which are to be reused (Dalguise House, Entrance Lodge, Brick Lodge, Coach House) and three new terrace houses, all arranged around new public open spaces and existing landscape features such as mature trees and the walled garden.

The subject lands are comprised of greenfield, largely undeveloped lands associated with Dalguise House, which is a protected structure (RPS No. 870) and a number of associated structures including: two gate lodges, one at the entrance from Monkstown Road, the other inside the main portion of the site; a modern two storey house (White Lodge) inside the entrance avenue; a coach house/stable block to the southwest of the site; modern garage to the rear of the house; dilapidated vinehouse; green house and a walled garden with small lean-to outbuildings. The site includes mature trees, landscaping, and a tennis court.

The site is accessed from Monkstown Road. The proposal also provides for an access from Purbeck, which adjoins the site to the northeast. The proposals include a slight reconfiguration of the surface car parking arrangement at Purbeck to allow access to the subject lands.

Based on the total LRD site area of 3.58 ha, the proposed development will provide a gross residential density of 138 units per hectare.

From a land use perspective, the subject site is zoned Objective A – *'To protect and/or improve residential amenity'*. The proposed residential development, together with the proposed non-residential lands which include a childcare facility and restaurant/café, accord in full with the land use zoning objective for the site.

1.2 Legislative Context

In accordance with the *Planning and Development Acts 2000 (as amended)*, GEDV Monkstown Owner Limited is applying for the Large-Scale Residential Development (LRD) as outlined above. This report constitutes the *Statement of Consistency*.



1.3 Outline of This Report

This *Statement of Consistency* provides a description of the proposed development followed by a list of the various statutory and strategic policy documents considered. The Statement demonstrates full consistency with, *inter alia*, the pertinent *Development Plan* (i.e., the *Dún Laoghaire-Rathdown County Development Plan 2022-2028*) and the relevant Section 28 National Guidelines.

1.4 Policy Documents Considered

The following policy documents have informed this *Statement of Consistency*:

1. *National Planning Framework (Ireland 2040 – Our Plan)*;
2. *Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031*;
3. *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)*;
4. *Urban Design Manual: A Best Practice Guide (2009)*;
5. *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2020)*;
6. *Quality Housing for Sustainable Communities (2007)*;
7. *Childcare Facilities – Guidelines for Planning Authorities (2001)*;
8. *Part V of the Planning and Development Act 2000: Guidelines (2017)*;
9. *Design Manual for Urban Roads and Streets (DMURS) (2019)*;
10. *The Planning System and Flood Risk Management (2009)*;
11. *Urban Development and Building Heights, Guidelines for Planning Authorities (2018)*;
12. *Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2009)*,
13. *Climate Action Plan (2023), and*;
14. *Dún Laoghaire-Rathdown County Development Plan, 2022-2028.*



2.0 DESCRIPTION OF PROPOSAL

2.1 Site Location

The subject site is located at Dalguise House, Monkstown Road, Monkstown, Co. Dublin, A94 D7D1 (the lands including A94 N3A1 Garage; A94 R9T1 Gate Lodge; A94 TP46 Dalguise Lodge (No. 71 Monkstown Rd); A94 V6V9 White Lodge); and on-street car parking in front of Nos. 6 and 7 Purbeck (A94 C586 and A94 HT99, respectively).

The greenfield site extends to circa 3.58 ha, the lands of Dalguise House, a protected structure which is located south-centrally within the site. The site is currently accessed via a driveway from an existing point of entry from the R119 Monkstown Road. The site adjoins the new development at Purbeck on Monkstown Road, which will provide a new road access to the site.

In terms of surrounding development, the site is bound by residential properties and gardens. The Stradbrook Stream runs along the northern part of the main body of the site.

The site is highly accessible (from a public transport perspective) and lies within of 400m of Salthill & Monkstown Train Station, 200m from Monkstown village and 1.5km west of Dun Laoghaire town centre. Blackrock is located approximately 1.5km to the west. Bus stops on Monkstown Road are located within 200 metres of the site, served by routes 7, 7a, 7d and 703, providing links to Brides Glen and Loughlinstown Park to the south, as well as the city centre, and Dublin airport to the north.

The enclosed *Planning Report*, prepared by TPA provides further detail surrounding the site's locational context.

2.2 Proposed Development Description

GEDV Monkstown Owner Limited intends to apply for a seven year permission for development on a site of c. 3.58 hectares at Dalguise House (Protected Structure RPS No. 870), Monkstown Road, Monkstown, County Dublin, A94 D7D1 (the lands include the following structures identified as Garage (A94 N3A1); Gate Lodge (aka Brick Lodge# e) (A94 R9T1); Dalguise Lodge (aka Entrance Lodge) (No. 71 Monkstown Rd, A94 TP46); White Lodge (A94 V6V9)); and on-street car parking in front of Nos. 6 and 7 Purbeck (A94 C586 and A94 HT99, respectively), with the provision of vehicular and pedestrian access and egress at two points on Monkstown Road: the existing entrance to Dalguise; and at Purbeck.

Alterations will be made at Purbeck including the relocation of 4 No. existing car parking spaces to facilitate the construction of a new vehicular and pedestrian bridge over the Stradbrook Stream.

The development, with a total gross floor area of approximately 47,382 sq m (including a basement of 5,396 sq m and undercroft parking of 1,403 sq m) (of which some 46,154 sq m is new build, and 1,228 sq m retained existing buildings), will consist of the construction of 493 No. residential units, consisting of 486 No. new build and 7 No. residential units (the latter within existing structures (repurposed from Dalguise House, Gate Lodge (Brick Lodge) and Coach House)).



The residential provision will comprise: 3 No. three storey 3-bed terraced houses (GFA 569 sq m), and 490 No. Build-to-Rent units (consisting of 2 No. studio units; 289 No. 1-beds; 20 No. 2-beds/3 persons; 166 No. 2-beds/4-persons; and 13 No. 3-beds) (with an option for the use of 4 No. of the BTR Units to cater for short-term stays of up to 14 days at any one time to cater inter alia for visitors and short-term visits to residents of the overall scheme) residential amenities and residential support facilities; a childcare facility; and restaurant/café.

The development will consist of: the demolition and partial demolition of existing structures (total demolition area 967 sq m, comprising: two residential properties (White Lodge (A94 V6V9), a 2 storey house (192 sq m); and a residential garage (A94 N3A1) and shed to the southwest of Dalguise House (285 sq m)); swimming pool extension to the southeast of Dalguise House (250 sq m); lean-to structures to the south of the walled garden (142 sq m); part-demolition of Lower Ground Floor at Dalguise House (9 sq m); single storey extension to the south of the Coach House (29 sq m) and three ancillary single-storey structures (8 sq m, 8 sq m, and 31 sq m) within the yard; potting shed (13 sq m); removal of 2 No. glasshouses; and alterations to, including the creation of 3 No. opes and the removal of a 12.4 m section of the walled garden wall to the east); the construction of: 11 No. residential blocks (identified as:

Block A (total GFA 2,015 sq m) 7 storey, comprising 19 No. apartment units (15 No. 1-beds, 4 No. 2-beds/4-persons) and a childcare facility (540 sq m over Ground and First Floor Levels); Block B (total GFA 3,695 sq m) 7 storey over undercroft car parking, comprising 48 No. apartment units (33 No. 1-beds, 1 No. 2-beds/3 persons, 14 No. 2-beds/4-persons); Block C (total GFA 3,695 sq m) 7 storey over undercroft car parking, comprising 48 No. apartment units (33 No. 1-beds, 1 No. 2-beds/3 persons, 14 No. 2-beds/4-persons); Block D (total GFA 4,325 sq m) 7 storey over basement level car park, comprising 52 No. apartment units (25 No. 1-beds, 26 No. 2-beds/4-persons, 1 No. 3-bed); Block E (total GFA 5,946 sq m) 9 storey over basement level car park, comprising 66 No. apartment units (40 No. 1-beds, 26 No. 2-beds/4-persons), with residents' support facilities (75 sq m) and residents' amenities (gym, yoga studio, residents' lounge/co-working space; lobby 485 sq m) at Ground Floor Level, residents' amenities (bookable rooms 42 sq m) at First Floor, and residents' amenities (residents' lounge; games room; screen room; private lounge; kitchen 350 sq m) with roof terrace (106 sq m) at Eighth Floor Level; Block F (total GFA 5,469 sq m) 7 storey over basement level car park, comprising 76 No. apartment units (46 No. 1-beds, 5 No. 2-beds/3-persons, 23 No. 2-beds/4-persons, 2 No. 3-beds); Block G (total GFA 5,469 sq m) 7 storey over basement level car park, comprising 76 No. apartment units (46 No. 1-beds, 5 No. 2-beds/3-persons, 23 No. 2-beds/4-persons, 2 No. 3-beds); Block H (total GFA 4,252 sq m) 5 storey over Lower Ground Floor, comprising 54 No. apartment units (30 No. 1-beds, 1 No. 2-beds/3-persons, 21 No. 2-beds/4-persons, 2 No. 3-beds); Block I1 (total GFA 1,038 sq m) 3 storey, comprising 12 No. apartment units (3 No. 1-beds, 3 No. 2-beds/3-persons, 6 No. 2-beds/4-persons); Block I2 (total GFA 1,038 sq m) 3 storey, comprising 12 No. apartment units (3 No. 1-beds, 3 No. 2-beds/3-persons, 6 No. 2-beds/4-persons); and Block J (total GFA 1,844 sq m) 4 storey, comprising 20 No. apartment units (13 No. 1-beds; 1 No. 2-bed/4-persons, 6 No. 3-beds)); the refurbishment, adaptation and reuse of: two storey Dalguise Lodge (Entrance Lodge) (GFA 55 sq m) comprising residential support facilities; a single storey Gate Lodge (GFA 55 sq m) comprising 1 No. 1-bed unit; and two storey Coach House and single storey Stableman's House (GFA 319 sq m) to provide 3 No. apartment units (1 No. 1-bed, 2 No. 2-bed/4 persons); the refurbishment, adaptation and change of use of Dalguise House (GFA 799 sq m) from a single residential dwelling to provide: 3 No. apartment units (2 No. studios and 1 No. 2-bed/3 person) at First Floor Level; a restaurant/cafe at Lower Ground Floor Level (GFA 273 sq m); and residents' amenities at Ground Floor Level (library, residents' lounge, events space, bar/bookable room, 157 sq m); works to the existing structures include: removal of existing



internal partitions and doors, alterations to internal layout including provision of new partitions and doors to Dalguise Lodge (Entrance Lodge); the removal of existing internal partitions and doors, and alterations to internal layout including provision of new partitions and doors to Gate Lodge (Brick Lodge); replacement of existing roof, windows and doors, non-original mezzanine floor and stairs of Coach House, creation of new internal and external opes, reconstruction of chimney, construction of new stairs, provision of new internal partitions and doors, replacement of the demolished single storey structure to south of Coach House with a 42 sq m single storey extension, including construction of a link between Coach House and Stableman's House; replacement of existing roofs, windows, doors, creation of new external opes and provision of new internal partitions and doors to Stableman's House; restoration of Coach House yard walls; removal of security bars from windows, internal partitions, doors, two secondary staircases, non-original fireplaces; and the reconfiguration of internal layout including introduction of new partitions, doors and fireplaces, in-fill of former secondary staircases; removal of an existing window at rear facade of Lower Ground Level, alterations to ope and replacement with a new external door; reinstatement of external wall fabric in place of demolished lean-to at the rear facade; removal of external door to swimming pool on eastern facade and closure of ope; and creation of new external ope at Lower Ground Floor rear facade, provision of external plant (connected to the new ope by ducting), waste storage area, water tank at surface level adjoining the western facade, enclosed within a screen at Dalguise House).

The development will also consist of: the construction of a garden pavilion; the provision of balconies and terraces, communal open space including roof gardens, public open spaces, hard and soft landscaping, landscaping works including the removal of trees, alterations to boundaries; the provision of: 228 No. car parking spaces (148No. at basement level; 19 No. at undercroft; and 61 No. at surface level); motorbike spaces; level changes; ESB Substations (at Block D and Block H); plant areas; waste storage areas; provision of cycle parking (including cargo bike spaces) at basement and surface level; signage/wayfinding; and all ancillary site development works above and below ground.

Provision is made in the landscaping proposals for potential future pedestrian and cycle connections that would facilitate permeability through the site boundaries with the residential estates of Arundel and Richmond Park, respectively, and the former Cheshire Home site, subject to agreement with those parties and/or Dún Laoghaire-Rathdown County Council, as appropriate.

3.0 NATIONAL AND REGIONAL POLICY COMPLIANCE

3.1 *National Planning Framework (Ireland 2040 – Our Plan)*

The *National Planning Framework* (NPF), published in February 2018, sets out a strategic development framework for the Country to 2040. The *National Planning Framework* is the Government's plan to cater for the extra one million people that will be living in Ireland, the additional two thirds of a million people working in Ireland and the half a million extra homes needed in Ireland by 2040.

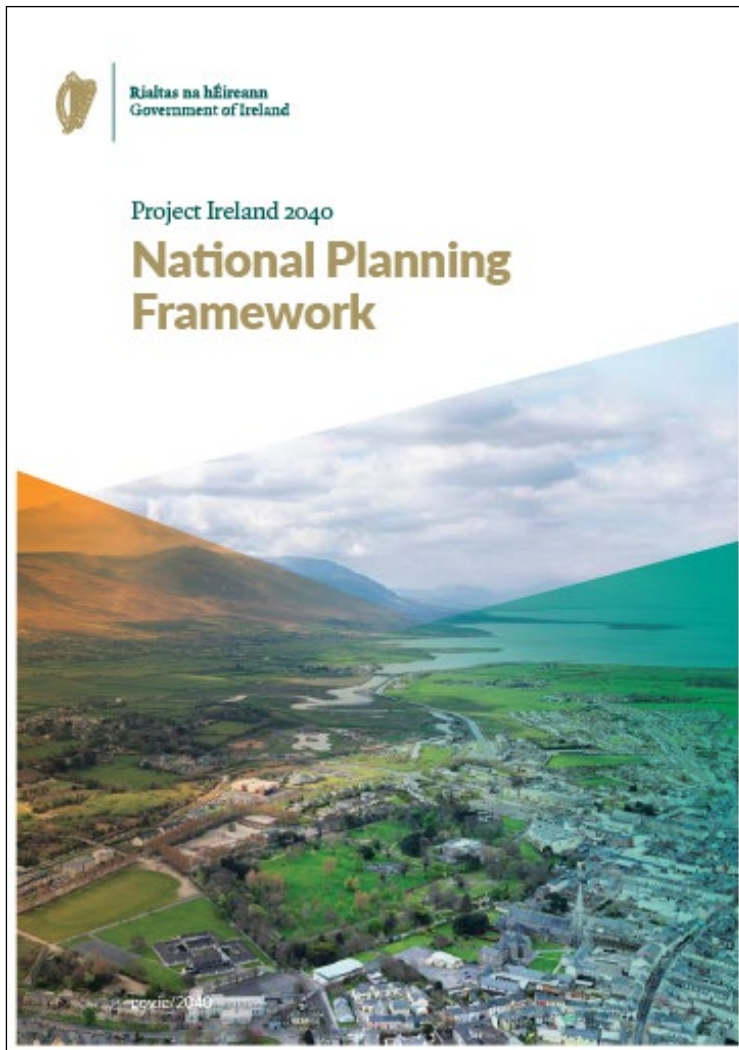


Figure 3.1: Cover of *National Planning Framework (Ireland 2040- Our Plan)*.

The Framework focuses on:

- Growing regions, their cities, towns and villages and rural fabric.
- Building more accessible urban centres of scale.
- Better outcomes for communities and the environment, through more effective and coordinated planning, investment, and delivery.



As a strategic development framework, the Plan sets the long-term context for Ireland's physical development and associated progress in economic, social, and environmental terms and in an island, European and global context. Ireland 2040 will be followed and underpinned by supporting policies and actions at sectoral, regional, and local levels.

Under the heading of 'Compact Growth', the NPF is:

*"Targeting a greater proportion (40%) of future housing development to happen **within and close to existing built-up areas**. Making **better use of under-utilised land**, including 'infill' and 'brownfield' and publicly owned sites together with higher housing and jobs densities, better serviced by existing facilities and public transport."*

[Our emphasis.]

A recurring theme in the Plan is the requirement to ensure that the future growth of Dublin occurs within its Metropolitan limits. The NPF estimates that Dublin City and suburbs will grow by c. 264,000 people in the period to 2040. Ireland 2040 targets a significant proportion of future urban development on infill/brownfield development sites within the built envelope of existing urban areas. This is applicable to all scales of settlement, from the largest city to the smallest village.

The relevant National Policy Objectives (NPOs) which seek to implement policies surrounding housing delivery and compact growth are set out below (note: this is not an exhaustive list):

- **National Policy Objective 2a** – *A target of half (50%) of future population and employment growth will be focused in the existing five Cities and their suburbs.*
- **National Policy Objective 3b** – *Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.*
- **National Policy Objective 5** - *Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.*
- **National Policy Objective 6** - *Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.*
- **National Policy Objective 7** - *Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on:- **Dublin**; the four Cities of Cork, Limerick, Galway and Waterford; Strengthening Ireland's overall urban structure, ... Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth; Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities; Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs ... In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth.*



- **National Policy Objective 8** – To ensure that the targeted pattern of population growth of Ireland’s cities to 2040 is in accordance with the targets set out in Table 4.1.
National Policy Objective 10 - There will be a presumption in favour of development that encourages more people, jobs and activity within existing urban areas, subject to development meeting appropriate planning standards and achieving targeted growth.
- **National Policy Objective 11** - In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.
- **National Policy Objective 28** - Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.
- **National Policy Objective 35** – Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

The proposed development inherently complies with the overarching themes of the NPF by proposing a compact well-designed sustainable form of residential development on an underutilised infill site located in close proximity to a range of social and commercial facilities and high quality public transport services. The development accords with the NPF’s aims to consolidate Dublin through the development of underutilised infill sites.

The scale and locational characteristics of the subject site therefore provides an opportunity for a sustainable, higher residential development and the delivery of a significant contribution to meeting housing need.

3.2 **Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031**

The *Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031* (RSES) is a strategic plan and investment framework to shape future development and to better manage regional planning and economic development throughout the Eastern & Midland Region.

The RSES includes a strategic plan for Dublin, the Metropolitan Area Strategic Plan (MASP). To achieve the Vision the MASP identifies a number of Guiding Principles for the sustainable development of the Dublin Metropolitan Area including Compact sustainable growth, which aims to:

“Promote consolidation of Dublin city and suburbs, refocus on the development of brownfield and infill lands to achieve a target of at least 50% of all new homes within or contiguous to the existing built up area in Dublin and at least 30% in other settlements.”

[Our emphasis.]

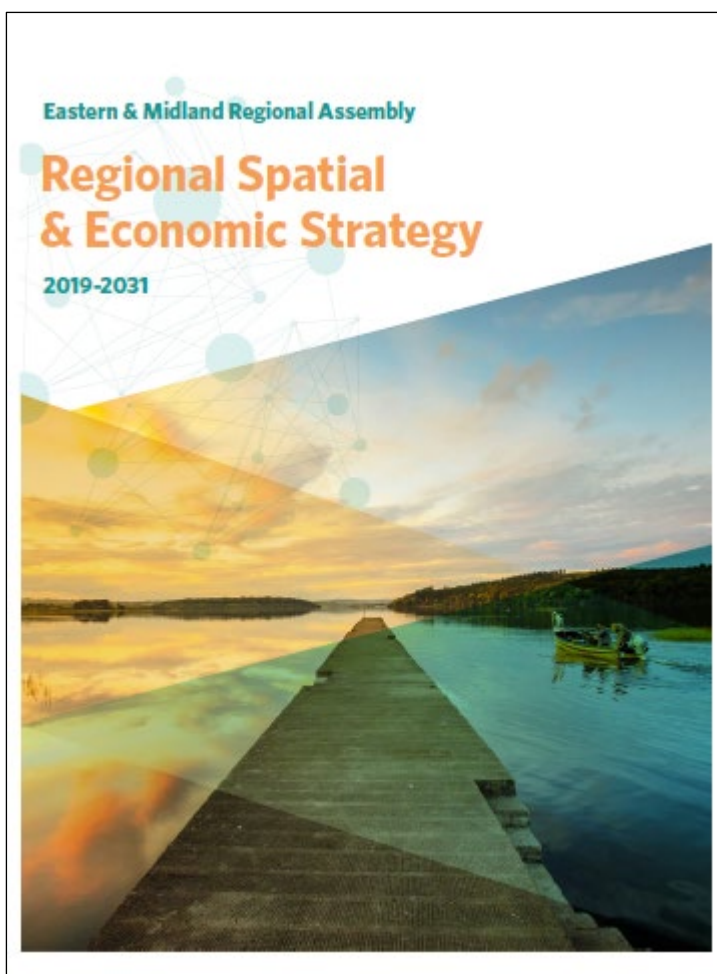


Figure 3.2: Cover of Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031.

The RSES includes Policy RPO 5.5 which focuses on housing delivery. It states:

*“RPO 5.5: Future residential development in the Dublin Metropolitan Area shall follow a clear sequential approach, with a **primary focus on the consolidation of Dublin and suburbs**, supported by the development of Key Metropolitan Towns in a sequential manner as set out in the Metropolitan Area Strategic Plan (MASP) and in line with the overall Settlement Strategy for the draft RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns.”*

[Our emphasis.]

The proposed development is in full accordance with the objectives of the RSES realising the potential of infill lands in the consolidation of Dublin and its suburbs.

3.3 *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)*

The *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, (2009)* and its associated document *Urban Design Manual – A Best Practice Guide (2009)* illustrate essential criteria for sustainable urban residential development and describes how a scheme can integrate seamlessly into a site, taking consideration of its surroundings and thus presenting the best possible residential design scheme in built-up areas.

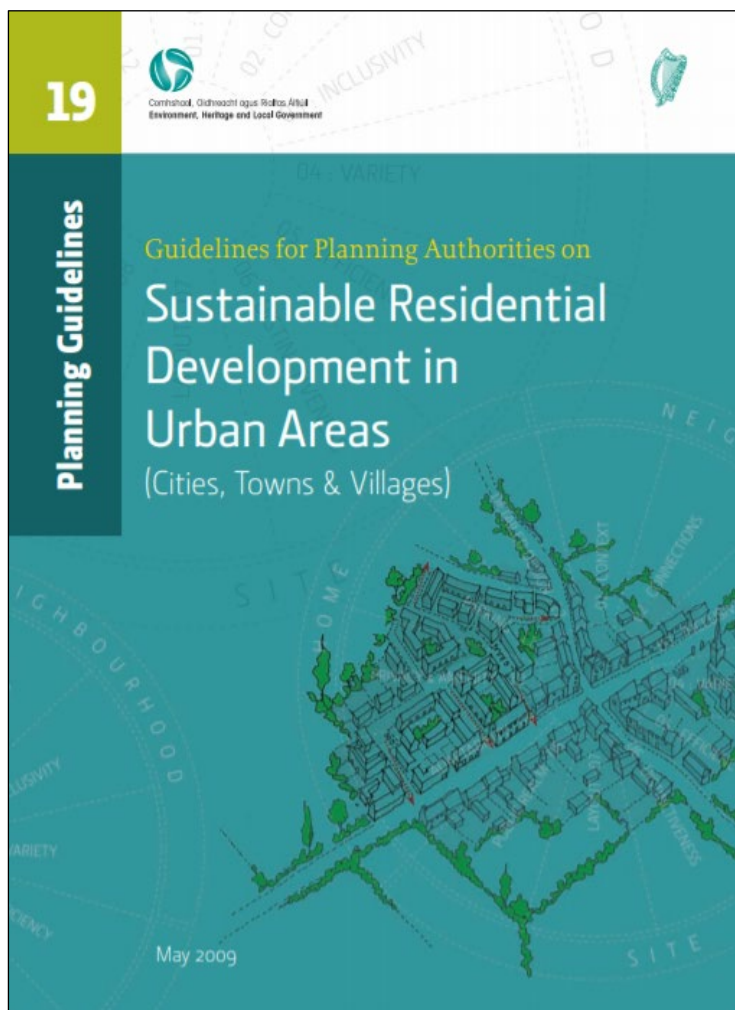


Figure 3.3: Cover of *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities (2009)*.

Those Guidelines provide national guidance in relation to the appropriate locations for the siting of higher density residential development, having regard to the locational characteristics of the lands in question.

Section 5.4 onwards has regard to ‘Appropriate locations for increased densities’ and states that in general, increased densities should be encouraged on residentially zoned lands and particularly in the locations listed below (not exhaustive):

- Public transport corridors; and
- Inner Suburban / Infill.



In relation to ‘public transport corridors’, the Guidelines state:

*“Walking distances from public transport nodes (e.g. stations / halts / bus stops) should be used in defining such corridors. It is recommended that increased densities should be promoted within 500 metres walking distance of a bus stop, or within 1km of a light rail stop or a rail station. The capacity of public transport (e.g. the number of train services during peak hours) should also be taken into consideration in considering appropriate densities. **In general, minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, should be applied within public transport corridors, with the highest densities being located at rail stations / bus stops, and decreasing with distance away from such nodes. Minimum densities should be specified in local area plans, and maximum (rather than minimum) parking standards should reflect proximity to public transport facilities.**”*

The site is located less than 400 metres from the Salthill and Monkstown Dart Station, or c.800m from the rear of the site. There are also a number of bus stops within 200 metres of the site, served by routes 7 and 7A, which connect the site to Mountjoy Square to the north to Brides Glen Luas/Loughlinstown. A further bus stop at Temple Hill (c. 800 m to the west) is served by routes 4; 46E; 84; 84A. Furthermore, as per the *Dun Laoghaire Rathdown County Development Plan 2022-2028*, there are existing and proposed bus priority routes within 1km of the site.

In this regard, we confirm that the subject site is located within walking distance (less than 500m) from a key public transport node and within a Dart Station. Beyond this, there are a number of bus stops easily accessed from site.

The *Transport Impact Assessment Report* (TIAR) prepared by Roughan & O'Donovan Consulting Engineers has regard to the capacity of the relevant public transport. On this basis, having regard to the above criterion, we contend that the subject site is an appropriate location for increased residential density (greater than 50 units p/ha).

The Guidelines state the following in relation to ‘infill residential development’:

“(i) Infill residential development
Potential sites may range from small gap infill, unused or derelict land and backland areas, up to larger residual sites or sites assembled from a multiplicity of ownerships. In residential areas whose character is established by their density or architectural form, a balance has to be struck between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to provide residential infill. The local area plan should set out the planning authority’s views with regard to the range of densities acceptable within the area. The design approach should be based on a recognition of the need to protect the amenities of directly adjoining neighbours and the general character of the area and its amenities, i.e. views, architectural quality, civic design etc. Local authority intervention may be needed to facilitate this type of infill development, in particular with regard to the provision of access to backlands. [Our emphasis.]



The subject lands have been zoned to provide for residential use and can be considered an infill residential development. The site is located within an established residential area and therefore the proposed use is considered wholly appropriate. Adjoining lands were, like the subject site, previously also detached dwellings within large private gardens, which have now been developed.

As demonstrated throughout this submission, the proposed development retains many of the mature trees and opens the site up to public access through the provision of c. 0.5.76 ha publicly accessible open space, 3,867 sq m communal open space, woodland walks and the retention of existing landscape features such as trees and the walled garden.

The development encompasses the above characteristics and is therefore considered to constitute an appropriate location for higher density residential development.

This submission demonstrates that the proposed development provides high quality higher density residential development balanced with a carefully considered site layout, building design principles and landscaping strategy that ensures positive interaction with the existing context.

As part of this, the proposed development responds sensitively to the character of these lands in relation to both its built heritage and natural assets. As highlighted in further detail throughout this Statement, the proposed development achieves a gross density of 138 units per hectare, thus making a significant contribution to national objectives surrounding compact growth, whilst retaining the open character of the lands and providing a significant quantum of public open space.

It is further demonstrated, through the *Landscape and Visual Impact Assessment* prepared by Macroworks (Chapter 13 of the EIAR) and the *Daylight and Sunlight and Shadowing Assessment* prepared by Metec, that the design of the development can be accommodated within the surrounding context. That Report notes that with the proposed development in situ 93% of the windows at adjoining dwellings achieve the minimum target values in respect of access to daylight, with 13 No. windows identified as having minor adverse impacts; 156 of 197 No. (or 79%) of relevant windows in adjoining dwellings meet the requirement for sunlight access for the annual assessment, and 178 of 197 (or 90%) for winter months, with departures from standards are described as minor adverse impacts; of the adjoining amenity spaces 86% (or 57 of 66 No. amenity spaces) meet the relevant target values, with the exceedances classified as minor adverse impacts.

We therefore conclude that the proposed development accords with this national guidance and provides a sustainable urban residential development which optimises the delivery of housing on a well-located underutilised infill site located in close proximity to public transport services.

3.4 ***Urban Design Manual: A Best Practice Guide (2009)***

The *Urban Design Manual* presents 12 No. criteria that should be used to facilitate assessment of planning applications and should therefore be used as a guide to steer best design practice for residential proposals. The figure below illustrates how the 12 No. criteria have been sequenced in a logical order and the order of the criteria reflects the prioritisation and

processes that should be adopted: i.e. not moving onto matters of detail until the important structural decisions have been taken.

The 12 No. criteria are subdivided into three groups: Neighbourhood; Site; and Home, respectively, reflecting the sequence of spatial scales and order of priorities that is followed in a good design process.



Figure 3.4: Urban Design Criteria. (Source: *Urban Design Manual*, 2009; p. 9 – extracted by TPA, 2021.)

In short, the proposal’s response to the various criteria set out by the Guidelines is summarised as follows. Please refer to the enclosed *Design Statement* prepared by Reddy Urbanism + Architecture for further details.

Context

The development is located near Monkstown in close proximity to the sea. The surrounding context is a mixture of suburban development and larger period townhouses. The architecture responds to the context by creating a sequence of character areas that respond to the conditions on site.

The buildings are designed to fit into the context of these character areas with the setting of the historic Dalguise House providing the main fulcrum point from which the buildings are ordered. Arranged to create enclosed spaces and giving primacy to the established historic buildings on site.



In addition to the character areas, the buildings have been designed and placed carefully in order to retain as much of the existing mature trees and planting on site.

Connections

The main access route into the site for pedestrians and cyclists is via the existing Dalguise entrance, this is designed to be a shared route with passing bays along the route. Most of the residential traffic entering the site will be via the new Purbeck Gateway with direct access to undercroft parking and a new basement. This will have the effect of minimising traffic through the site at grade thus creating a pleasant, safe and attractive environment particularly for pedestrians and cyclists. New pedestrian and cyclist routes are facilitated by the proposed development.

The site is located in close proximity to the Dart and Bus services.

Inclusivity

- The proposed homes meet the needs and aspirations of a range of people and households including Active Living at Blocks I1 and I2 (units suitable for and aimed at accommodating older residents).
- Design and layout of the site encourages linkages and permeability within the scheme and facilitates potential future links to the adjoining neighbourhoods. Full accessible pedestrian routes will be incorporated all over the scheme.
- There are a range of public, communal and/or private amenity spaces and facilities for children of different ages with play areas and a childcare facility. Cafe/Restaurant will serve residents and the public at large.
- Areas defined as public open space will be accessible to all and maintained by the developer.

Use And Access to the Development

Consideration has been given to the accessibility for all building users. Moving through and around the site, meets the requirements of Technical Guidance Document M of the Building Regulations and where possible exceeds them in pursuit of best practice. Level access will be provided and all units throughout the scheme will be compliant with Part M access requirements. The main circulation cores are provided with lifts and Part M compliant stair ways. A lift is provided to one side of Block A which provides an accessible link between the Purbeck entrance level and the main avenue above.

Variety

The proposed development provides for house types and tenure that adds to the choice available in the area. The proposed development promotes a mix of activities including:

- External communal amenity spaces at ground floor level, and roof terraces;
- Internal communal amenity areas including gym, co-work area, lounge, music room, library, club house and games room;



- Quality public open spaces;
- A cafe /restaurant at Lower Ground Level of Dalguise House with views to the Walled Garden;
- A Childcare Facility at Block A located close to the main entrance to the scheme;
- A wilderness walks with play areas for children.

Efficiency

- The development provides an appropriate residential density considering its proximity to public transport and employment centres;
- Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems;
- Buildings, gardens and public spaces are laid out to exploit the best solar orientation;
- The scheme brings a number of unused buildings back into active use including the Coach House, 2 No. Gate Lodges and Dalguise House itself;
- Appropriate recycling facilities will be provided on site.

The scheme will be sustainable through the use of low energy materials, energy efficient systems and by using the highest quality materials to provide a sustainable development.

Distinctiveness

Creating a sense of place is at the heart of a sustainable development. The character areas formed across the site create a sense of human scale and create places that respond to the distinct character of the site.

The setting of Dalguise House and the extensive gardens, mature tree and natural features on the site provide an excellent setting and the proposed scheme seeks to enhance the setting by retaining as many of the specimen trees, creating meaningful open spaces between blocks. This, in addition to bringing existing buildings back into use creates a very distinctive scheme. The main public open spaces are located to the front and rear of Dalguise House, the Protected Structure, and retaining longer distance views of the building, which will contain a publicly accessible café restaurant thereby providing public access to the building for the first time.

Layout

The majority of residents' vehicles entering the site will enter via Purbeck and access the basement car park directly. This means that the main access route into the scheme via the existing Dalguise Avenue will be a shared space for pedestrians, cyclists and a limited number of vehicles.

This route follows the existing access route, sweeping to the east of the site and up to Dalguise House in the centre of the site. Secondary pedestrian routes will also be added throughout the site, weaving between the blocks and through the existing mature trees with potential access gates to the neighbouring sites beyond.



Public Realm

All public open spaces are overlooked by surrounding homes in order to enhance the safety of these spaces.

- The public realm is considered as a usable integrated element in the design of the development;
- The scheme includes extensive landscaping proposal which responds to the different character areas across the site;
- Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighbourhood;
- There is a clear definition between private and public/communal open space;
- The roads within the scheme are shared spaces and are designed to form an integral part of the public realm.

The open spaces will enjoy a high level of natural passive surveillance from the units above so that users of the open space will feel comfortable and safe. This strong sense of ownership will reinforce the safety and security of the public realm by minimising the potential for anti-social behaviour.

Adaptability

Inevitably, over time demographic changes can occur, and so the design, through the use of modern construction and building techniques can facilitate changes in use and layout over time. This is particularly important when changes in residential uses occur, as such buildings can be reconfigured to allow in change in mix and typology. With this in mind the buildings are designed to allow for flexibility in the future by changing 1 bed apartments into 3 bed apartments. Block H for example has been designed to comply with the size requirements of a build to sell scheme and with the addition of balconies, could in the future, become a build to sell block.

Privacy and Amenity

- 64% of the apartments in the scheme have private balconies;
- The scheme is located within extensive grounds resulting in large and varied communal spaces for residents;
- The proposal incorporates a number of internal communal areas such as a gym, bookable rooms, co-working space, library along with a communal roof terrace in Block E;
- 54% of the apartments are dual aspect units;
- The scheme will be managed professionally and any issues regarding maintenance etc can be dealt with by an on-site team immediately;
- The apartments are designed to provide adequate storage as well as space within the home for the sorting of wastes.



Parking

The main car parking in the scheme is at Basement Level and accessed via Purbeck, the Basement car park has direct access to Blocks D, E, F and G.

Surface car parking is provided at a number of locations within the scheme:

- at Blocks B and C at undercroft level, accessed via Purbeck; and
- at the southern end of the site at surface level providing access to Blocks H, I, J and the Coach House, accessed via the existing Dalguise entrance and Avenue.

In summary:

- Car parking at grade is overlooked by houses, pedestrians and traffic.
- Materials used for parking areas are of similar quality to the rest of the development;
- Motorcycle parking is located in the basement area;

Bicycle parking will also be provided across the scheme as follows:

- Secure long stay bicycle parking will be located in undercroft, basement and lower ground floor areas, and some surface level shelters, within reach of all Blocks in the form of Sheffield stands and single level stackers inside lockable cages and designed to be in close proximity to the cores/entrances to each Block.
- 20 No. Cargo spaces will be provided in the main basement area and at surface level.
- Short stay bicycle parking is provided across the site in the form of Sheffield stands both covered and uncovered, located close to building entrances.

Detailed Design

- The materials and external design make a positive contribution to the locality;
- The landscape design includes generous public spaces;
- Design of the buildings and public spaces will facilitate easy and regular maintenance;
- Surface level car parking areas have been designed as integral elements within the public realm design;
- Care has been taken over the siting of flues, vents and bin stores.

Building and Landscape Design Concept

The architecture and landscape design of the scheme will work together to make a high-quality coherent development. Particular attention has been paid to the materials and facade design used in the public realm.

The landscape and building design have been considered symbiotically to ensure adequate SUDS is provided, open green space for visual amenity, and careful landscaping and building design.

Facade Design – Materiality

The facades are designed using high quality materials with a mixture of brick, stone and glazing. The facades are designed to create a sense of human scale and rhythm with a formal more classical approach to the context around Dalguise House.

Durability

Durability often goes hand-in-hand with low maintenance. The demands for innovative building techniques and the inclusion of materials and components with lower life-cycle costs test the knowledge and skills of building designers. Robustness of the design and construction is paramount to ensuing materials selected will be lasting and look well throughout their life. Brickwork and stone cladding will be robust and good detailing ensured.

3.5 ***Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)***

These guidelines seek to promote high density apartment development on appropriately zoned land in appropriate locations in line with the above referenced NPF overarching policies in relation to encouraging residential development within existing urban settlements.

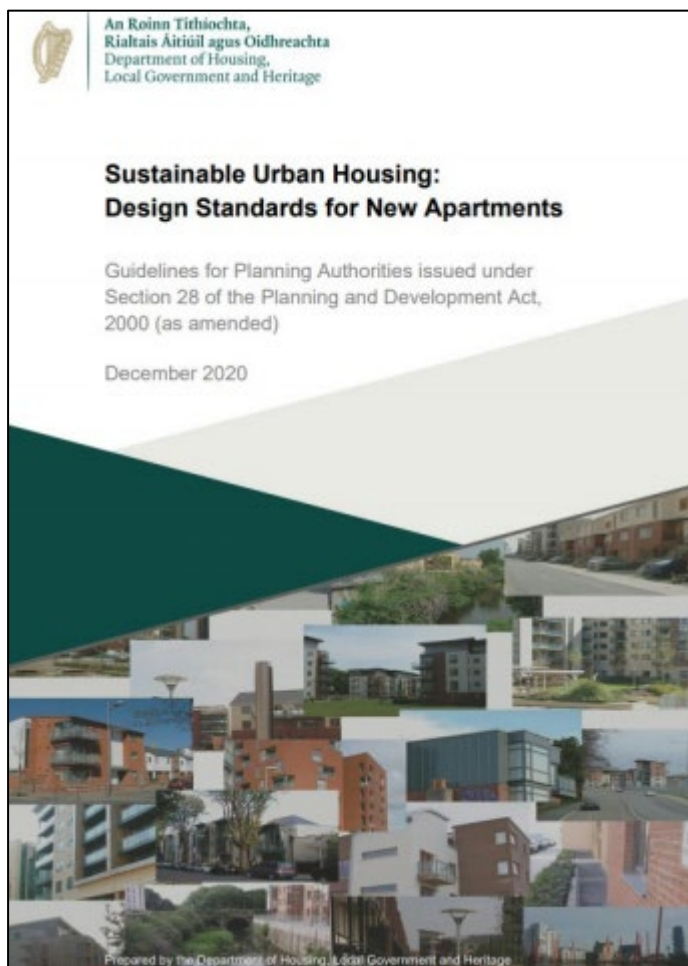


Figure 3.5: Cover of *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)*.

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)* identifies three broad types of locations suitable for apartment development and advises that Planning Authorities should have regard to these proximity and accessibility considerations.

When applying the locational criteria set out within the Guidelines, the proposed development is considered to fall within the ‘*Central and/or Urban Accessible Locations*’ category, having regard to considerations below in Table 3.1. For such locations, the Guidelines state:

“Such locations are generally suitable for small to large-scale (will vary subject to location) and higher density development (will also vary), that may wholly comprise apartments”



Comprising of 493 no. residential units (490 no. of which are Build to Rent units), childcare facility (540 sq m), café/restaurant (273 sq m), residents' support facilities (75 sq m) and residents' amenities (1,034 sq m) and 5,759 sq m of public open space, the proposed development is considered to be a large-scale development that predominantly provides apartments. In our view, the proposed development, from a scale perspective, is therefore appropriate for a 'Central and/or Urban Accessible Location'.

Further to this, we have applied the 'Central and/or Urban Accessible Locations' locational criteria below to demonstrate the alignment of the subject site with this category.

Table 3.1: Central and/or Accessible Urban Location Criteria. (Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)).

Central and/ or Accessible Urban Locations	
Criteria	Application Site
Sites within walking distance (i.e. up to 15 minutes or 1,000-1,500m), of principal city centres, or significant employment locations, that may include hospitals and third-level institutions.	<p>As existing, the application site falls within the built-up area of Monkstown approximately 1.5 km west of Dun Laoghaire town centre and c. 1.5 km southeast of Blackrock village. The site is within walking distance of Monkstown Village, c 250 m, which provides a range of local services.</p> <p>Dun Laoghaire Town Centre, a large employment location, is approximately 1.5km metres to the east of the site. There are also a number of education facilities in close proximity, namely, Dun Laoghaire Further Education Institute, Scoil Lorcáin, Craobh Phiarais Uí Ghréagáin, Christian Brothers College and Monkstown Park Junior School, which jointly would employ a notable number of people within the County.</p> <p>St Michaels Hospital Dun Laoghaire is c. 1.3km to the east of the site.</p>
Sites within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m) to/from high capacity urban public transport stops (such as DART or Luas)	The application site is located less than 400 metres from the Salthill and Monkstown Dart Station, or 800m from the rear of the site. Dart services run at an average frequency of 10-minute intervals between 06:50 - 20:00 Monday to Friday.
Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) to/from high frequency (i.e. min 10 minute peak hour frequency) urban bus services.	There are a number of bus stops within 200 metres of the site, served by routes 7 and 7A, which connect the site to Mountjoy Square to the north to Brides Glen Luas/Loughlinstown, with a frequency of 12 minutes at peak times. A further bus stop at Temple Hill (c. 800 m to the west) is served



	by routes 4; 46E; 84; 84A. Furthermore, as per the <i>Dun Laoghaire Rathdown County Development Plan 2022-2028</i> , there are existing and proposed bus priority routes within 1km of the site.
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As set out above, the locational characteristics of the application site aligns with the ‘*Central and/or Urban Accessible Location*’ criteria. The defining locational characteristics of the subject site include its proximity to Blackrock and Dun Laoghaire Town Centre (c. 1,500m), a significant employment location, and high-capacity urban public transport stops, including high-frequency urban bus service and the Dart line. The delivery of higher density apartment development at the application site is therefore considered to be appropriate.

The proposed residential gross density of 138 units per hectare is considered to align with the broad guideline of ‘higher density development’.

The *Guidelines* also provide new apartment design standards that supersede Development Plan provisions in respect of the standards listed below. In this regard, *the Apartment Guidelines* (page 10) states the following:

“These guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRs) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

*Accordingly, **where SPPRs are stated in this document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes.** Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant SPPR requirements.”*

[Our emphasis.]

- Apartment mix;
- Apartment sizes;
- Dual aspect ratios;
- Floor-to-ceiling heights; and
- Apartment to stair/lift ratios.

The *Guidelines* also provide standards in respect of:

- Internal space standards, including storage spaces;
- Amenity spaces including balconies and patios; and
- Room dimensions.

There are 490 No. new build apartments in the subject scheme, with an additional 7 apartments in existing buildings and 3 No. new houses. The following analysis applies to the 490 No. new build apartments.

Compliance with the above noted design provisions has been achieved in this development, as summarised in the table below:



Table 3.2: Compliance of the proposed scheme with the relevant SPPRs of the Apartment Guidelines 2020.

Apartment Guidelines Standard	Detail of scheme compliance
SPPR 1	As per SPPR 8(i), the unit mix required in SPPR 1 does not apply to BTR developments.
SPPR 2	As per SPPR 8(i), the unit mix required in SPPR 1 does not apply to BTR developments and in any event the site is larger than 0.25 ha.
SPPR 3	The proposed apartments adhere to the minimum apartment floor areas provided in SPPR 3.
SPPR 4	<p>The proposed development is considered to be in a central and accessible urban location and thus 33% of units are required to be dual aspect. In this case 54% of the units are dual aspect, consisting of either corner units with windows on both facades, or units with windows on opposite facades.</p> <p>The scheme exceeds the requirements of SPPR 4.</p>
SPPR 5	The new Apartment Blocks comply with SPPR 5 as the Ground Level units have a floor to ceiling height of at least 2.7m.
SPPR 6	The proposed apartments have a maximum of 12 No. apartments per floor per core, although it is noted that under SPPR 8(v) a BTR is not required to comply with SPPR6.
SPPR 7	<p>The description of development identifies the number of proposed Build to Rent units. A Draft Legal Covenant is included in this Submission and it is anticipated that the Planning Authority will condition a requirement that the development remain in use as such for a minimum period of at least 15 years.</p> <p>The proposed development includes Resident Support Facilities (including concierge, round the clock management facilities and waste management facilities) and Resident Services and Amenities (including <i>inter alia</i> gym, yoga room, co-working area, lounges, club house, library, music room) (total floor area 1,041 sq m).</p> <p>Residents will also have access to the Childcare Facility (540 sq m) and the Restaurant (273 sq m).</p>
SPPR 8	(i) The proposed apartment development is a BTR development, therefore the unit mix referred to elsewhere in the Guidelines do not apply. (ii) flexibility in the provision of private amenity and storage space. Each unit has the appropriate amount of storage space within the unit. Some 63% of the apartments are provided with private open space, in the form of a balcony, patio or terrace. The private open space and



	communal open space requirement for the apartments amounts to 5,565 sq m. Some 3,869 sq m communal open space is provided for the scheme, in addition to 1,933 sq m private open space (i.e., a total of 5,802 sq m private and communal open space) (iii) car parking is provided at a ratio of 0.42 space per residential unit, on the basis of the proximity of the site to public transportation (Dart Station within 400m and Bus Stops within 200m) and existing services and amenities provided in Monkstown, Dun Laoghaire and Blackrock. (iv) No requirement to exceed minimum floor area standards by 10%, although 37% of the units do exceed the minimum floor area by 10%. (v) no requirement for a maximum of 12 units / core, however the scheme provides no more than 12 No. units per core per floor.
SPPR 9	Not applicable – the proposed development does not consist of Shared Accommodation / Co-Living units.

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2022* (2022 Apartment Guidelines) came into effect on 22nd December 2022 and updated the 2020 Apartment Guidelines quoted above. The 2022 Guidelines removed SPPR7 and SPPR8, quoted above, which specifically relate to Build-to-Rent developments.

However, Part B of the Circular Letter NRUP 07/2022 issued by the Department of Housing, Local Government and Heritage on 21st December 2022, sets out a transitional arrangement in respect of BTR schemes, such as the subject Application, which were under consideration in the planning system at the time:

“Transitional Arrangements

All current appeals, or planning applications (including any outstanding SHD applications and appeals consequent to a current planning application), that are subject to consideration within the planning system on or before 21st December 2022, will be considered and decided in accordance with the current version of the Apartment Guidelines, that include SPPRs 7 and 8.”

Therefore, the 2020 Apartment Guidelines are the relevant Guidelines for the purposes of the assessing of the subject BTR development, and as detailed above, the proposed development fully accords with the 2020 Apartment Guidelines.

3.6 *Quality Housing for Sustainable Communities (2007)*

The stated aim of the *Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities (2007)* is to:

“identify principles and criteria that are important in the design of housing and to highlight specific design features, requirements and standards that have been found, from experience, to be particularly relevant.”



Figure 3.6: Cover of *Quality Housing for Sustainable Communities (2007)*.

These Guidelines along with the Development Plan standards for housing have informed the design of the proposed houses within the proposed development. Reddy Architecture + Urbanism have provided the enclosed *Housing Quality Assessment / Residential Amenity - RFI* Report for the proposed residential units.



3.7 **Childcare Facilities Guidelines (2001)**

The *Childcare Facilities Guidelines (2001)*, generally recommend the provision of childcare facilities for residential development with 75 No. units or more, having regard to the existing geographical distribution of such facilities in the area and the emerging demographic profile of the area.

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2022)* note that 1-bed or studio type units should not generally be considered to contribute to a requirement for childcare provision, and subject to location this may also apply in part or whole, to units with two or more bedrooms.

In this case, a residential development of 493 No. units is proposed; 202 No. of those units are 2-bed units or larger. The proposed development includes a childcare facility 540 sq m, which is more than adequate to serve the needs of the proposed development.

3.8 **Part V of the Planning and Development Act 2000: Guidelines (2017)**

This Guidance document advocates consideration of Part V issues at the earliest point possible.

In order to meet the Part V obligations, the Applicant proposes to provide Part V units in accordance with Section 96(3)(iva):

“the grant to the planning authority, or persons nominated by the authority in accordance with this Part, of a lease under the Housing Acts 1966 to 2014 of houses on the land which is subject to the application for permission, or on any other land within the functional area of the planning authority, of such number and description as may be specified in the agreement”.

The Applicant provided information identifying the proposed Part V units, and related figures, see submitted Part V Calculations prepared by Hooke & McDonald and Reddy A+U Drawings:

- Proposed GA Plans – Block A (MKS-RAU-A-ZZ-DR-AR-100);
- Proposed GA Plans – Block B (MKS-RAU-B-ZZ-DR-AR-100);
- Proposed GA Plans – Block C (MKS-RAU-C-ZZ-DR-AR-100).

3.9 **Design Manual for Urban Roads and Streets (DMURS) (2019)**

A key objective of DMURS is to achieve safe, attractive and vibrant streets by balancing the needs of all users, and prioritising alternatives to car journeys.

The Manual advocates a design-led approach, which takes account of both the physical and social dimensions of place and movement. The subject proposal is fully consistent with this recommended approach, and achieves a sense of place and residential amenity whilst also facilitating efficient and secure internal movement.

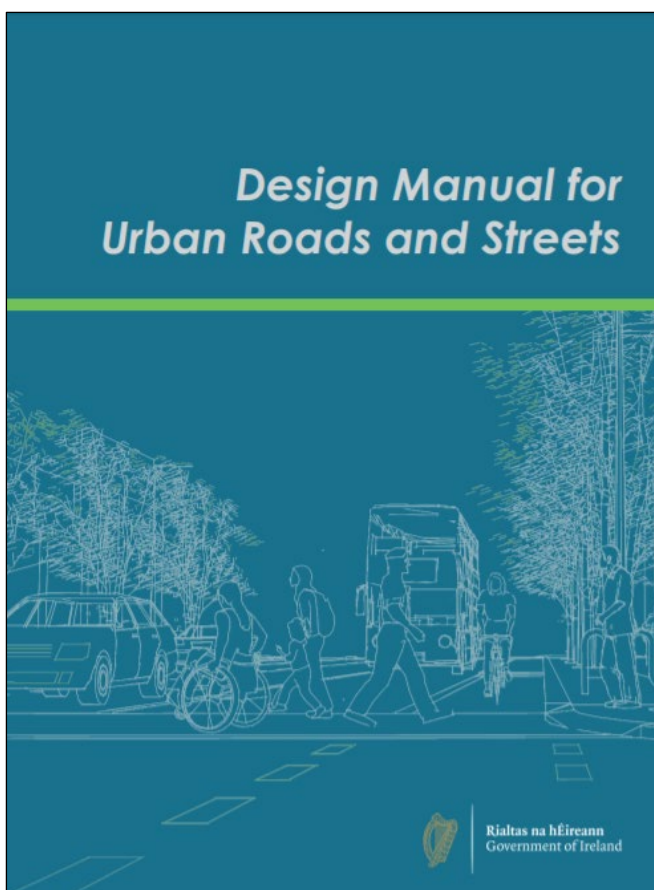


Figure 3.7: Cover of *Design Manual for Urban Roads and Streets* (2019).

Roughan O'Donovan prepared a *DMURS Compliance Statement* dated October 2022, submitted with the Planning Application documentation which described this development as being compliant with DMURS and its vision for attractive, liveable places.

An updated Quality Audit has been undertaken by PMCE Consultants, and together this comprises the Quality Audit required by DMURS.

3.10 The Planning System and Flood Risk Management (2009)

The Office of Public Works (OPW) and the Department of Environment, Heritage and Local Government (DEHLG) published *The Planning System and Flood Risk Management: Guidelines for Planning Authorities* (2009). These Guidelines introduce the principle of a risk-based sequential approach to managing flood risk.

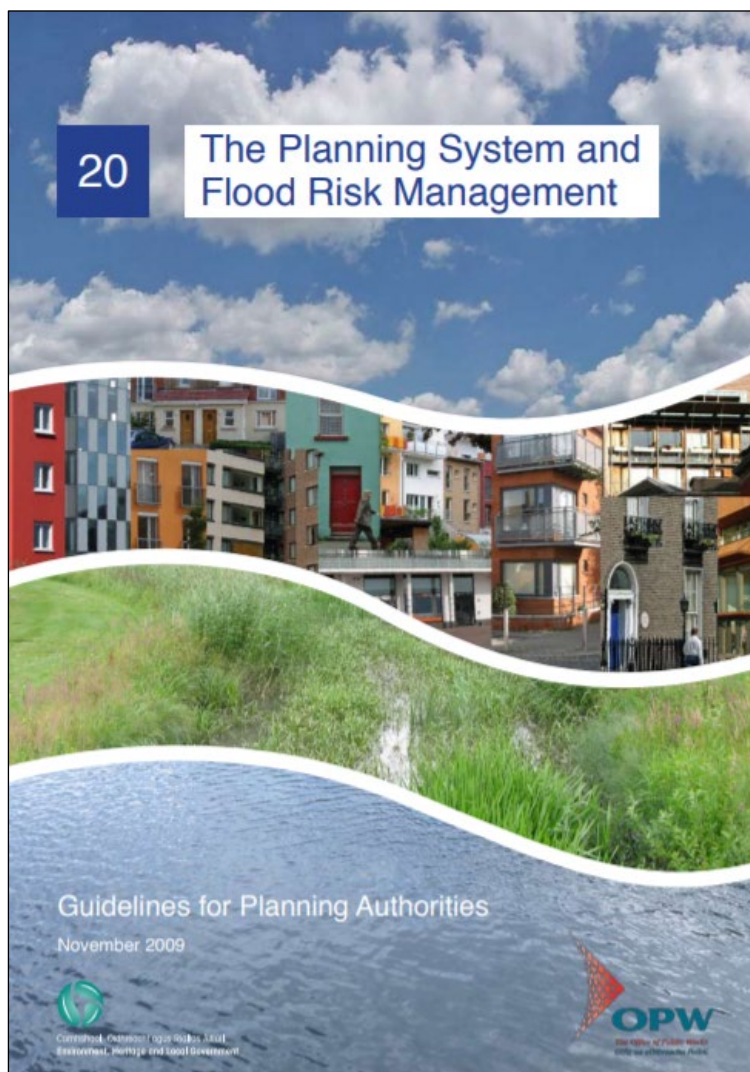


Figure 3.8: Cover of *The Planning System and Flood Risk Management: Guidelines for Planning Authorities* (2009).

McCloy Consulting Engineers prepared the enclosed *Site Specific Flood Risk Assessment* in accordance with the *Guidelines*. In summary, the *Flood Risk Assessment* concludes:

“It has been demonstrated through site-specific hydraulic modelling that proposed development will be resilient to flooding; lying outside the present day and climate change 1% AEP and 0.1% AEP fluvial floodplain of the Stradbrook Stream. Furthermore, hydraulic modelling has shown that the proposals will not increase flood risk elsewhere. No other significant flood mechanism exists at the site.”

The proposed development is acceptable from a flood risk assessment perspective.

3.11 *Urban Development and Building Heights: Guidelines for Planning Authorities (2018)*

The *Urban Development and Building Heights: Guidelines for Planning Authorities* were published on foot of the *National Planning Framework*. The aim of the *Guidelines* is to ensure that height policies do not undermine national policy objectives to provide more compact forms of development and the consolidation and strengthening of existing built-up areas.

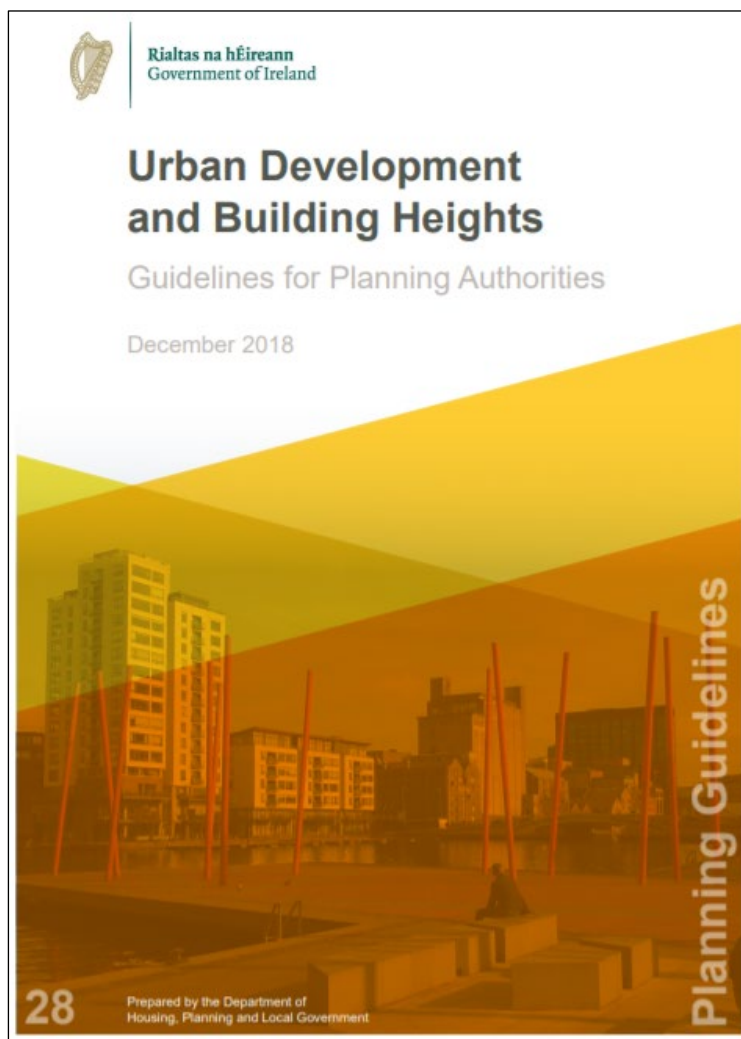


Figure 3.9: Cover of *Urban Development and Building Heights Guidelines for Planning Authorities (2018)*.

Section 3.0 of the Height Guidelines contains **Policy SPPR 3** which states:

“It is a specific planning policy requirement that where;

- (A) 1. An applicant for planning permission sets out how a development proposal complies with the criteria above; and*
- 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines.”*

The criteria referred to by Policy SPPR 3 is contained in Section 3.2 of the Guidelines. It sets out a number of criteria which, in line with SPPR 3, should be satisfied in terms of proposals for greater height.

The criteria are set out in the table below:

Table 3.3: Applicant’s Response to the criteria set out in Section 3.2 in line with Policy SPPR3. (Urban Development and Building Heights: Guidelines for Planning Authorities (2018)).

Development Management Criteria – Building Height		
Scale	Criteria	Response
City / Town	The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.	<p>The site is located less than 400 metres from the Salthill and Monkstown Dart Station. There are also a number of bus stops within 200 metres of the site, served by routes 7 and 7A, which connect the site to Mountjoy Square to the north to Brides Glen Luas/Loughlinstown. A further bus stop at Temple Hill (c. 800 m to the west) is served by routes 4; 46E; 84; 84A.</p> <p>Furthermore, there are existing (and proposed) bus priority routes within 1km of the site.</p>
	Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.	The proposed development includes a series of new buildings planned in a Masterplan context across the 3.58 ha extent of the site ranging in height from 3 to 9 storeys. The design strategy in respect of building heights is to taper heights to the rear of the site (3 and 4 storeys) in closest proximity to existing residential properties in order to minimise potential impacts on the residential amenities of these properties in relation to overlooking, overshadowing and overbearing, and increasing in height towards the centre. The tallest part of the development is 9 storeys and this structure is centrally located. The topography of the site has also been used, where possible, to minimise visual impact yet deliver buildings to an appropriate height and scale. It is considered that this approach successfully integrates the new development into the area and whilst clearly comprising a new and higher density form of development than the prevailing two to four storey housing, it will not give rise to significant amenity or visual impacts as evidenced by the enclosed <i>Landscape and Visual Impact Assessment</i> , prepared by Macroworks (Chapter 13 of the EIAR). This assessment considers the visual impact of the development proposed from a range of locations external to the site in summer and winter.
	On larger urban redevelopment sites, proposed developments should make a positive contribution	The proposed development will deliver a new residential development and open up the private site to public access. The



Development Management Criteria – Building Height		
Scale	Criteria	Response
	to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.	<p>proposed development is designed around a series of character areas, which serve to create a diverse and animated development. The scheme will deliver a residential density of 138 units per hectare through the provision of a range of architectural styles and contrasting scales within the development.</p> <p>The proposed development responds to the scale of adjoining development through the graded use of heights lower around the periphery, particularly to the rear where the scheme reduces to 3 storeys including setbacks closer to the Protected Structure. Distances between the taller elements of the scheme and neighbouring properties.</p> <p>The architectural context of the Protected Structure is respected through the nearby building heights and separation distances and formal organisation of apartment blocks. The landscaping around the Protected Structure and particularly within the walled garden will be a positive contribution.</p>
District / Neighbourhood / Street	The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape	<p>The proposal is designed to maintain the site’s character through the retention of the avenue as a shared space catering to limited vehicular traffic, and the direction of the majority of vehicular traffic through the Purbeck entrance and directly to the basement. The existing avenue will retain the sense of arrival at the site.</p> <p>The scheme includes for the provision of significant public open space and the retention of much of the site’s valuable natural environment including important features such as mature good quality trees on the site. The development retains a formal landscaped space in front of Dalguise House and reintroduces edible produce into the Walled Garden area.</p> <p>In addition, the site’s existing built environment is also incorporated into the proposed development through sensitive interventions and placement of buildings in the immediate setting of the Protected Structure, which will be adapted and re-used as a publicly accessible Restaurant at Lower Ground Level, residential amenities</p>



Development Management Criteria – Building Height		
Scale	Criteria	Response
		<p>at Ground Floor Level and BTR units at First Floor Level.</p> <p>In terms of improving permeability and connectivity, the site’s primary interface with the surrounding road network is onto Monkstown Road</p> <p>The scheme facilitates the future provision of pedestrian and cycle routes from adjoining lands.</p> <p>The scheme provides a range of pedestrian routes through the site thereby providing for permeability within the development.</p>
	<p>The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.</p>	<p>The subject development comprises a series of buildings all designed to reflect the site’s character areas, with a variety in scale and materiality and height. There are no ‘uninterrupted walls of building in the form of slab blocks’.</p> <p>The orientation of the buildings provides for views of Dalguise House from the entrance avenue.</p> <p>Within the site, the buildings are broken down in scale by introducing steps in the facades in both plan and elevation. Each building is designed to relate to its character area through scale, materiality and dwelling mix. A simple palette of materials, the use of setbacks at penthouse levels provides appropriate visual variety to the elevations and the massing of the buildings.</p>
	<p>The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009).</p>	<p>Regarding flood risk, the site was subject to a flood risk assessment in line with the requirements of “<i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities</i>” (2009), which concluded that the site will not be subject to flood risk.</p> <p>The proposed development will deliver a significant new public open spaces that can be accessed by pedestrians and cyclists, in addition to communal open space and walks. The creation of these spaces enables new buildings predominantly ranging in height from 3 to 9 storeys to be established on the site. The framing of the significant public space by buildings in this height range</p>



Development Management Criteria – Building Height		
Scale	Criteria	Response
		provides an appropriate sense of scale and enclosure in a 3.58 ha landholding.
	The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.	<p>The proposed development, which will introduce a new residential neighbourhood together with limited commercial uses (Childcare Facility and Restaurant) will be a new destination for the future occupiers of the development and the existing community.</p> <p>To facilitate increased connectivity and accessibility between the proposed development and existing surrounding streets, the proposal facilitates the provision a number of future pedestrian and cyclist access points which would further enable connection into the existing network.</p> <p>The proposed development also includes a new vehicular, cyclist and pedestrian access from Purbeck, in addition to the existing entrance point. The development of the site will open this large landholding to the public.</p>
	The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.	<p>The proposed development will deliver a range of uses including residential (primarily BTR Units, but with the option that 4 No. of those BTR units could be used for short-term stays for relatives or friends of the residents and 3 No. conventional houses), Childcare Facility and Restaurant use.</p> <p>The introduction of a BTR scheme, which includes a wide range of residential services, operated by a market leader international operator will widen the residential offer available in the Monkstown area.</p> <p>These uses will all contribute to the range of services available to the existing area. In terms of dwelling typologies, the proposal will deliver a unit mix including 1, 2 and 3+ bedroom apartments together with studios, and houses. This unit mix will ensure that a variety of unit types to complement the predominant traditional family housing that characterises the area will be provided in this development.</p>



Development Management Criteria – Building Height		
Scale	Criteria	Response
Site / Building	The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.	<p>The enclosed <i>Daylight Sunlight and Shadowing Assessment</i> prepared by Metec Consulting Engineers, considers daylight, sunlight and shadowing.</p> <p>The building forms, massing and height is modulated throughout the scheme to create an attractive living environment.</p> <p>Units will also have access to good ventilation with 54% of units having dual aspect and 64% being provided with private open space. Many of the proposed units have views to mature trees and open spaces, which provides an attractive setting.</p> <p>Access to natural daylight is promoted within the scheme, with the majority of the proposed units achieving target values.</p> <p>Of the 901 No. assessed proposed main windows 761 No. (or 84%) met the recommended target values. Of the assessed non-north facing proposed main windows, 696 No. of 749 No. (or 93%) achieved the recommended values.</p> <p>Some 97% of windows (1,159 No. of 1,191 No. rooms) assessed for daylight achieve target daylight values.</p> <p>All of the proposed public and communal amenity spaces achieve target values.</p> <p>Heights are also modulated to minimise impact on access to sunlight or daylight on adjoining dwellings. Any loss of sunlight and daylight to adjoining residential properties is described as minor adverse impact, as are impacts to a limited number of adjoining amenity spaces.</p>
	Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition) or BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’	As set out in detail in the enclosed <i>Daylight Sunlight and Shadowing Assessment</i> , the proposed development is assessed having regard to the British Standard: Lighting for Buildings – Part 2: Code for Practice for Daylighting, BRE BR209, ‘Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice’, Third Edition 2022, by P. J. Littlefair, which confirms that daylight and sunlight assessment undertaken accords in full with the methodology set out in the above referenced guidance.



Development Management Criteria – Building Height		
Scale	Criteria	Response
	<p>Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.</p>	<p>Please refer to the accompanying <i>Daylight Sunlight and Shadowing Assessment</i> prepared by Metec Consulting Engineers.</p> <p>In summary the assessment concludes:</p> <ol style="list-style-type: none"> 1. Access to natural daylight is promoted within the scheme, with the majority of the proposed units achieving target values. 2. Of the proposed units that are capable of receiving sunlight (i.e., those with a southern orientation) 93% (696 of 749 No. main windows assessed) achieve recommended values. 97% of windows (1,159 No. of 1,191 No. rooms) assessed for daylight achieve target daylight values. 3. All of the proposed public and communal amenity spaces achieve target values. <p>Whilst the subject site is large for an urban infill site, it is constrained due to the need to retain the Protected Structure and older buildings at the site. The existing trees are one of the most attractive features of the site and the retention of as many of the mature good quality trees was a further 'constraint', which is supported by Development Plan policy to <i>protect and preserve trees and woodlands</i>.</p> <p>Furthermore, the proposed development has been designed in accordance with national and regional policy objectives pertaining to housing delivery and compact growth which require additional densities, particularly at locations in proximity to high quality public transportation and identify increased building height as an important mechanism for achieving this.</p> <p>The units that do not achieve the relevant targets are compensated by factors such as larger units, access to communal residential amenities, views to mature trees, as detailed in Appendix D of the <i>Daylight Sunlight and Shadowing Assessment</i> prepared by Metec Consulting Engineers.</p>



Development Management Criteria – Building Height		
Scale	Criteria	Response
		<p>The development also provides 5,759 sq m public open space (in excess of the 15% of site area required) and 3,867 sq m communal open space, a total of 9,626 sq m usable open space. (This figure excludes certain parts of the site that are available for use but may not be universally accessible due to level changes, which cannot be altered due to Root Protection Zones).</p> <p>The scheme also includes a childcare facility (540 sq m), café/restaurant (273 sqm), resident support facilities (75 sq m), and a wide range of residents’ amenities (1,034 sq m).</p> <p>Residents of the scheme will have direct access to significant areas of public and communal open space including mature landscaping, a range of high quality communal residential amenities, and be within easy access of public transport and neighbourhood facilities.</p>
<p>Specific Assessments</p> <p>(To support proposals at some or all of these scales, specific assessments may be required and these may include)</p>	<p>Specific impact assessment of the micro-climatic effects such as downdraft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro-climatic effects where taller buildings are clustered.</p>	<p>Chapter 16 of the EIAR (Microclimate - Wind) and the associated Appendix have been prepared by Metec Consulting Engineers.</p> <p>This Assessment concluded that once mitigation measures, in the form of landscaping, are implemented all pedestrian spaces would be safe and comfortable for their intended purpose.</p>
	<p>In development locations in proximity to sensitive bird and / or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial lighting to impact flight lines and / or collision.</p>	<p>An AA Screening Report, NIS and Biodiversity assessment (Chapter 8 of the EIAR) have been prepared by ROD Consulting Engineers and are enclosed with this submission. Appropriate mitigation measures are identified.</p>
	<p>An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links.</p>	<p>Due to the scale of the proposed buildings and the site’s location within an urban area it is not considered that the proposed development will give rise to any impacts in this regard. Whilst the construction works have the potential to temporarily impact the underground telecommunication network, mitigation measures can be proposed to</p>



Development Management Criteria – Building Height		
Scale	Criteria	Response
		prevent compression/ damage to underground ducts.
	An assessment that the proposal maintains safe air navigation.	Due to the distance of the site from the airport and the medium rise scale of the tallest building within the scheme, it is not considered that the proposed development will give rise to any impacts in this regard.
	An urban design statement including, as appropriate, impact on the historic built environment.	<p>A Design Statement prepared by Reddy Architecture and Urbanism is enclosed, in addition to the accompanying Architectural Heritage Assessment (Chapter 15 of the EIAR) prepared by Mullarkey Pendersen Architects, and the Landscape and Visual Impact Assessment (Chapter 13 of the EIAR).</p> <ol style="list-style-type: none"> 1. Due to the topography of the site and the existing development, it is considered that the impact of the proposed development on the Monkstown ACA public realm is slight. 2. The gate lodge on the Monkstown Road is the only building on the subject site, which lies within the Monkstown ACA. It is considered that the proposed works to restore the existing 19th Century Lodges and to give them new use will result in medium positive degree of change on these structures. It is considered that the restoration of the structures, to best conservation practice, will enhance the conservation significance of the site. 3. The impact on the setting of the Protected Structure will be considerable but should be considered in the context of the pattern of change envisaged by a policy of intensification of suburban development in the wider area, as evidenced by the immediately adjoining sites which were also once single houses on large, landscaped plots. The proposed development is therefore a continuation of that well established intensification process. To mitigate the impact,



Development Management Criteria – Building Height		
Scale	Criteria	Response
		<p>the apartment blocks will be carefully located so as to retain the spatial centrality of Dalguise House itself and to allow views of the House to visitor as they approach along the historic carriage route. The new apartment blocks are located at such a distance from the house that its form can be still clearly seen and understood.</p> <p>4. The impact on the Protected Structure will be moderate (removal of non-original fabric) and negative (removal of original fabric). The provision of a long term sustainable use for Dalguise House and the other retained structures will give rise to moderate positive effects on architectural heritage.</p> <p>5. Works to retained buildings including the lodges, coach house, glass house and stable buildings will give rise to positive impacts on the structures themselves and the heritage of the lands.</p> <p>6. The construction of a block of apartments in the walled garden will bring about a very substantial change in character, however, works to the fabric of the walled garden will give rise to a positive effect on the architectural heritage of these structures themselves and on the heritage of the Dalguise lands.</p>
	<p>Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate.</p>	<p>The planning application is accompanied by an <i>Environmental Impact Assessment Report (EIAR)</i>. An <i>Appropriate Assessment screening Report</i> and <i>Natura Impact Assessment</i> prepared by ROD Consulting Engineers are also enclosed. Appropriate mitigation measures are provided for.</p> <p>These assessments enable the robust assessment of the proposed development upon the receiving environment.</p>



Referring back to the aforementioned Guidelines in relation to sustainable urban development and apartment development, there is a suite of national planning policy that requires the delivery of higher density development to achieve national objectives surrounding housing delivery. In the context of finite land supply, increased building height is an essential component of achieving the required higher densities whilst maintaining a high standard of living accommodation and achieving sustainable communities.

In this context, the *Building Height Guidelines* provide a mechanism to encourage and support higher buildings and densities. The flexibility encouraged by the *Building Height Guidelines* in this context is incorporated into the Development Plan in Appendix 5 and Table 5.1 of Appendix 5.

The proposed development, including 11 No. blocks ranging between 3 and 9 storeys, complies with the Guidelines, as demonstrated by the full suite of site-specific assessment enclosed with this submission. The proposed development provides for an appropriate residential density and has been designed to provide good levels of residential amenity of future residents of the scheme, in addition to preserving the existing residential amenity of adjoining residents.

3.12 *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (2009)*

The *Appropriate Assessment Guidance* was published to guide compliance with the *Birds Directive, 1979* and the *Habitats Directive, 1992*.

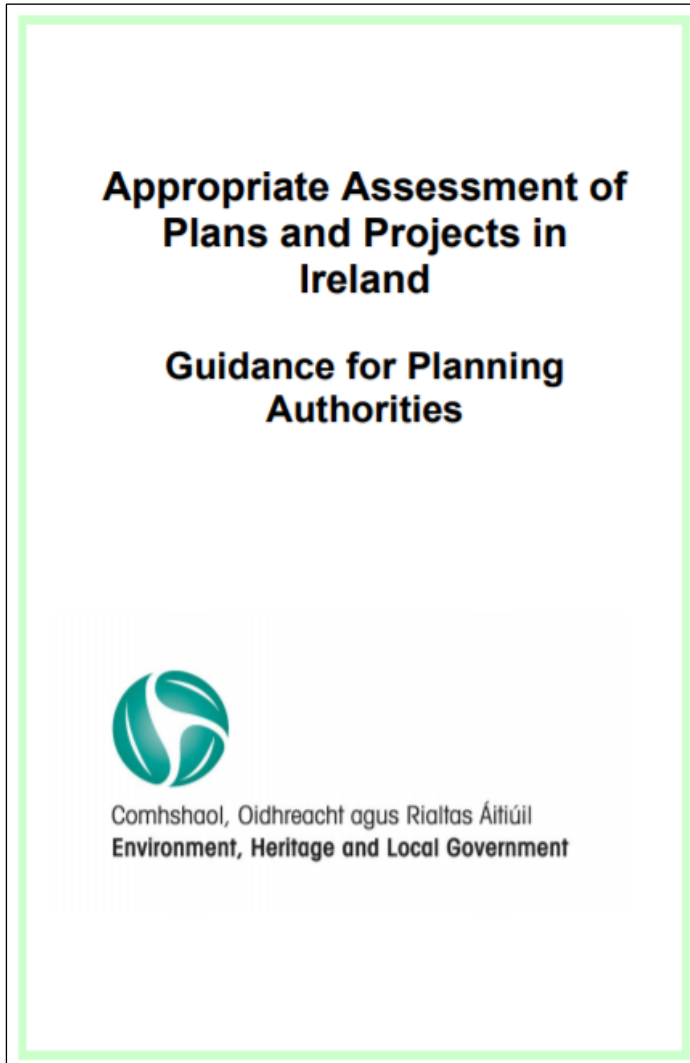


Figure 3.10: Cover of *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (2009)*



Roughan O'Donovan Consulting Engineers has undertaken an Appropriate Assessment Screening and Natura Impact Statement for the proposed development. It outlines the information required for the competent authority to screen for appropriate assessment and to determine whether or not the proposed development, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European site.

On the basis of the content of the enclosed report, the competent authority is enabled to conduct an Appropriate Assessment and consider whether, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European site.

Drawing upon the conclusions of the NIS, it is highlighted that following the implementation of the mitigation measures outlined, the construction and presence of this development will not adversely affect the integrity of any European Site. No significant impacts are likely on Natura 2000 sites, alone in combination with other plans and projects based on the implementation of mitigation measures.

3.13 *Climate Action Plan (2023)*

Climate Action Plan 2023 was published in 2022. The Plan sets a roadmap for taking decisive action to halve emissions by 2030 and reach net zero no later than 2050.

The Climate Action Plan 2023 examines sectors such as Buildings, Transport, Land Use, Circular Economy and Adaptation. The Plan focusses on climate mitigation, and climate adaptation.

The proposed development has been designed with regard to the *Climate Action Plan, 2023*:

- The proposed development is an example of compact urban development of an infill development which is close to existing services and facilities, including high quality public transport, the design of the scheme has been informed by the enclosed Environmental Impact Assessment Report;
- The proposed development promotes the use of active travel and public transportation, and limits private car parking and therefore usage (see the enclosed TIA, prepared by ROD Consulting Engineers);
- New buildings are designed to meet appropriate sustainability targets (see the *Life Cycle Report* and the *Sustainability Report*, prepared by Metec Consulting Engineers);
- The scheme has been designed to avoid flood risks and avoid impacts elsewhere as detailed in the *Flood Risk Assessment*, prepared by McCoy Consulting Engineers.

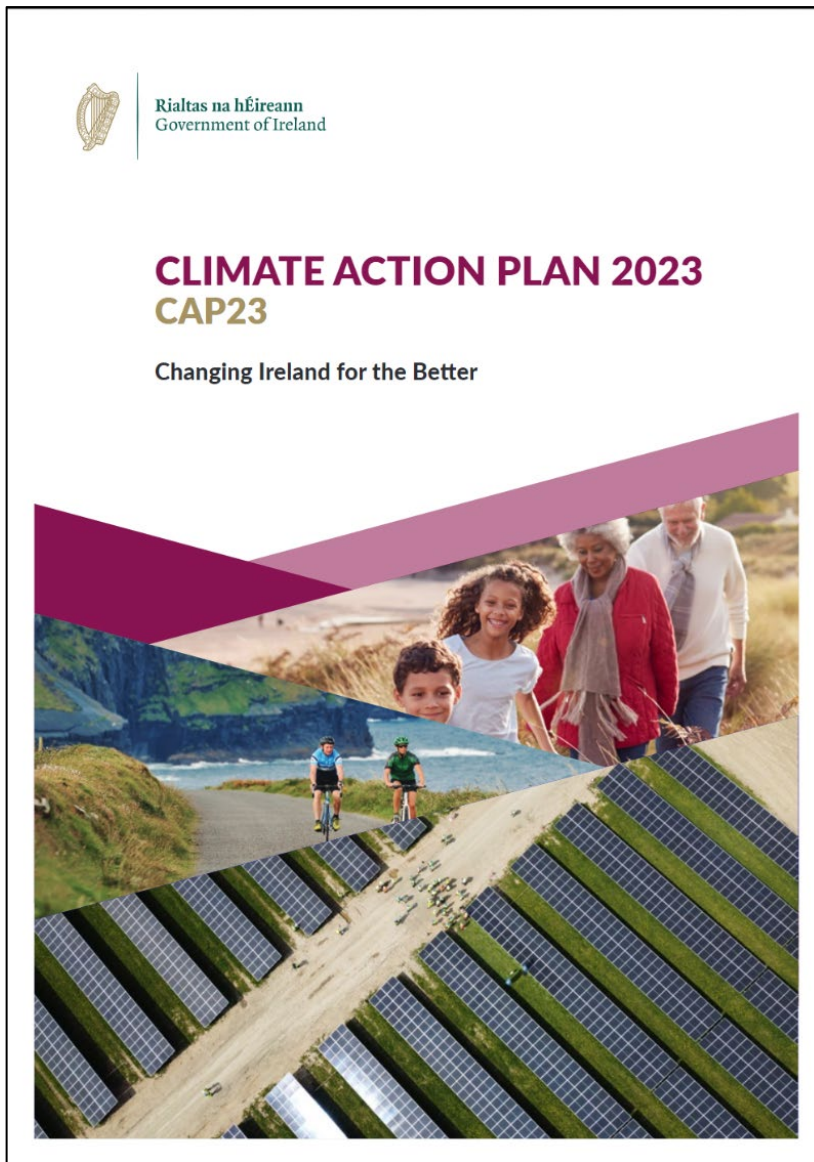


Figure 3.11: Cover of *Climate Action Plan (2023)*



4.0 LOCAL POLICY COMPLIANCE

The *Dún Laoghaire-Rathdown County Development Plan 2022-2028*, which was adopted by the Local Authority on 21st April 2022, is the statutory plan for the area and will guide all future development relating to the subject lands.

4.1 Core Strategy

The Core Strategy, which forms part of the Development Plan (contained within Chapter 2), articulates the medium-to-longer term quantitatively-based strategy for the spatial development of the Dún Laoghaire-Rathdown area. In this regard, the Plan states that:

“The central focus of the Core Strategy is on residential development and in ensuring that there is an acceptable equilibrium between the supply of zoned, serviced land for the projected demand for new housing, over the lifetime of the Plan. As set out in Section 10(2A) of The Act, the Core Strategy shall inter alia:

- *Provide relevant information to demonstrate that the Development Plan and the Housing Strategy are consistent with the NPF, RSES and with specific planning policy requirements (SPPR’s) specified in Section 28 Guidelines.*
- *Take account of any policies of the Minister in relation to national and regional population targets.*
- *Provide details in respect of the area in the Development Plan already zoned for residential and mixed-use zonings and the proposed number of housing units to be included in the area.*
- *Provide details in respect of the area in the Development Plan proposed to be zoned for residential use and mixed-use zonings and how the zoning proposals accord with national policy that development of land shall take place on a phased basis.*
- *Set out a settlement hierarchy for the area of the Development Plan.*
- *Provide relevant information to show that, in setting out objectives for retail development, the Planning Authority has had regard to any Section 28 Guidelines.”*

Furthermore, the Core Strategy examines the following factors: population growth trends, population projections for the Core Strategy, housing delivery, planning and construction activity, evaluation of housing demand, housing target for the Core Strategy, and Residential Development Capacity Audit.

As part of the Core strategy, it is an objective to carry out a regional HNDA analysis, as outlined in policy objective CS1:

“It is a Policy Objective to accord with the Housing Strategy and Housing Needs Demand Assessment 2022—2028 and to carry out a regional HNDA post adoption of the Plan and to consider varying the Plan if required. (Consistent with NPO 37 of the NPF).”

The Core Strategy Housing Target, as shown in Table 4.1 below, provides a housing target of 18,515 units for Dún Laoghaire-Rathdown for the period of 2020-2028. The subject site is identified as a location for Infill/Windfall units in the Development Plan’s Residential Development Capacity Audit – Aggregate Data figure below.

Table 4.1: Core Strategy Housing Target. (Source: Dún Laoghaire Rathdown County Development Plan 2022-2028, as amended.)

	2016	Q1 2028 – RSES High Growth Scenario
Population	218,000	256,125
Increase in Population	N/A	38,125
Total Housing Stock	86,962	110,969
Housing Target (2016 – Q1 2028)	N/A	24,007
Minus CSO Housing Completions (2017 – Q1 2021) + Estimated Completions Q2 2021 – Q1 2022)	N/A	5,492
Housing Target (Q2 2022 – Q1 2028)	N/A	18,515

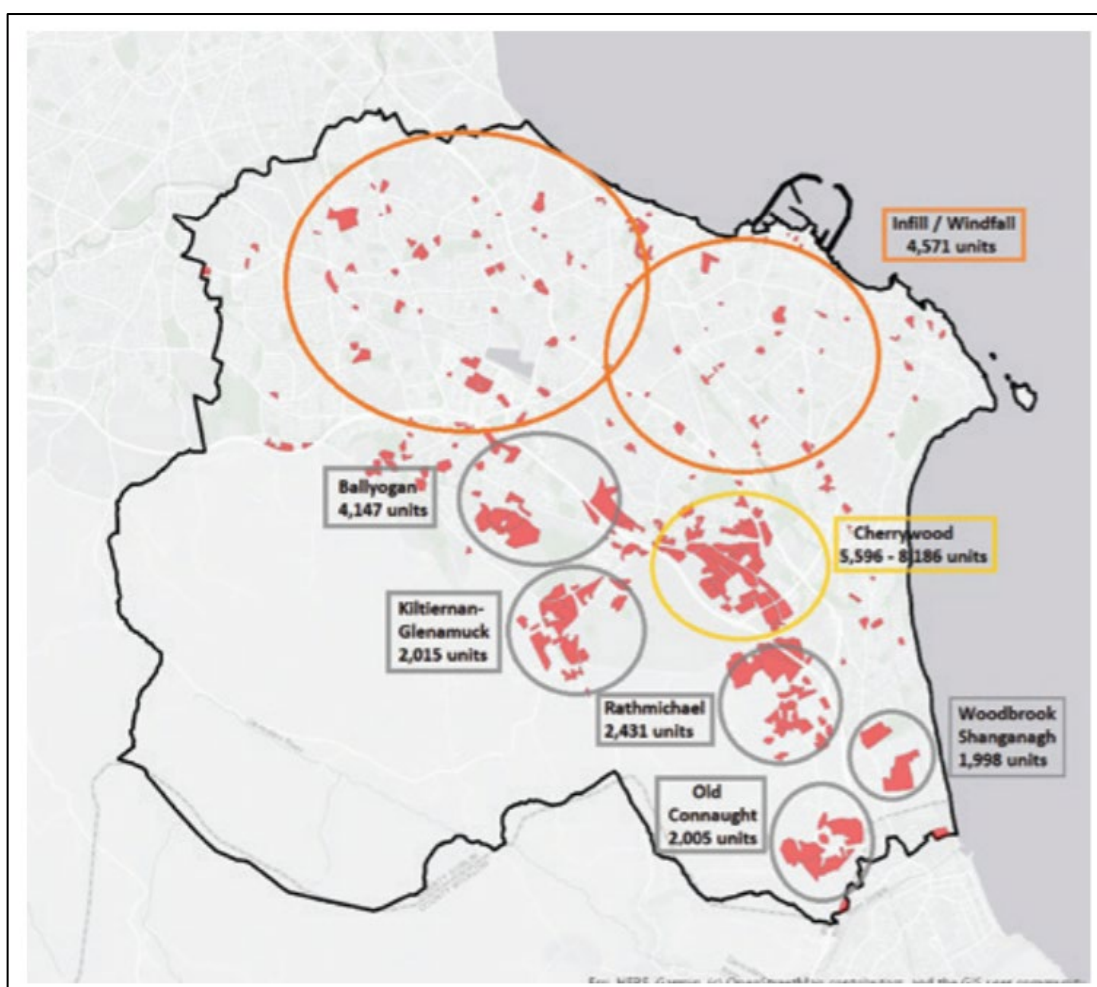


Figure 4.1: Residential Development Capacity Audit – Aggregate Data. (Source: Dún Laoghaire Rathdown County Development Plan 2022-2028.)

Ensuring Compact Growth is integral to achieve the objectives of the Dún Laoghaire-Rathdown Development Plan, and Objective CS11 – Compact Growth is noted, which states;



“It is a Policy Objective to deliver 100% of all new homes, that pertain to Dublin City and Suburbs, within or contiguous to its geographic boundary. (Consistent with RPO 3.2 of the RSES).”

The development is proposed within the contiguous built-up boundary and is representative of compact growth as such.

The proposed development, that will provide 493 no. residential units, accords in full with the stated objective in relation to contributing to the County’s projected housing needs. The proposed development will make a significant contribution in this regard. The proposed development is also representative of compact growth, thus according with policies of the core strategy, as well as regional and national policy.

4.2 Land Use Zoning Designation and Mapped Objectives

In the *County Development Plan*, the subject site is zoned Objective A – ‘To provide residential development and improve residential amenity while protecting the existing residential amenities’, as shown in Figure 4.2 below.



Figure 4.2: Extract from Map No. 3, illustrating the zoning objective and policy designations associated with the application site (indicative site boundary in red). (Source: *Dún Laoghaire Rathdown County Development Plan 2022-2028*)



Table 13.1.2 of the *Development Plan*, the contents of which are set out in Table 4.2 below outlines ‘Residential’ as being ‘Permitted in Principle’ and ‘Residential – Build to Rent’ as being ‘Open for Consideration’.

Table 4.2: Uses permitted in principle and open for consideration for lands zoned objective ‘A’. (Source: *Dún Laoghaire-Rathdown County Development Plan 2022-2028, as amended*).

ZONING OBJECTIVE ‘A’
<i>‘To provide residential development and improve residential amenity while protecting the existing residential amenities’</i>
Permitted in Principle
<i>Assisted Living Accommodation, Community Facility ^a, Childcare Service ^a, Doctor/Dentist etc.^a, Education ^a, Health Centre/ Healthcare Facility ^a, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.</i>
Open For Consideration
<i>Allotments, Aparthotel, Bring Banks/Bring Centres, Carpark ^b, Caravan/Camping Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry ^c, Offices less than 200sq.m.^c, Offices in excess of 200 sq.m.^d, Service Station, Place of Public Worship, Public House, Residential – Build to Rent, Restaurant, Service Garage, Shop Neighbourhood, Student Accommodation, Sports Facility, Tea Room/Café, Veterinary Surgery</i>
<i>a: Where the use will not have adverse effects on the ‘A’ zoning objective, ‘to provide residential development and improve and improve residential amenity while protecting existing residential amenities’</i>
<i>b: Only as an ancillary component of and directly connected to the primary use and/or ancillary to public transport and/or active travel modes.</i>
<i>c: less than 200sq.m.</i>
<i>d: Only applies to A zoned lands subject to Specific Local Objective 122.</i>

The non-residential uses proposed as part of the development include: Childcare Facility (‘Childcare Service’) and *Restaurant*. These uses are ‘Permitted in Principle’ or ‘Open for Consideration’ under the zoning objective, respectively. The remaining ‘Other Uses’ including residents’ lounge, gym, co-working spaces are ancillary to the Build to Rent residential units.

The proposed development, inclusive of 493 No. residential units, 490 No. of which are Build to Rent units, a Childcare Facility and Restaurant accord with land use zoning Objective A.

The existing entrance to the site is located within an ACA. Limited development will occur in this location with the conservation of the Gate lodge and its reuse as an ancillary space.

Dalguise House is identified as a Protected Structure. The House will be restored as part of the proposed development and it is proposed to be used as a restaurant, residential amenities and 3 No. BTR units.

We also note trees and woodland designations are included in the Land Use Zoning Map pertaining to the subject site, with an aim to protect and preserve trees and woodlands, this is examined further in Section 6.22 of this Report.



The existing Dalguise House and the existing trees and vegetation in-situ have been assessed and incorporated accordingly into the proposed site-layout plan and landscape plans, we contend that the proposed development is in accordance with the mapped objectives pertaining to the site.

4.3 Community Facilities

Policy PHP5: Community Facilities of the Development Plan states the following:

“It is a Policy Objective to:

- *Support the development, improvement, and provision of a wide range of community facilities throughout the County where required.*
- *Facilitate and support the preparation of a countywide Community Strategy”*

The Application includes a *Social Infrastructure Audit* prepared by Tom Phillips + Associates. This demonstrates there is sufficient provision of existing social infrastructure in the vicinity of the subject site to support the proposed development. Furthermore, the proposed development includes community facilities for the BTR residents, in addition to public open space and a sizable Childcare Facility.

Section 12.3.2.3: Community Facilities of the Development Plan states the following:

“As a general principle the location and provision of community facilities is a pre-requisite to the creation and enhancement of viable, enjoyable, sustainable, and attractive local communities.

In assessing planning applications for leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, regard will be had to the following:

- *Overall need in terms of necessity, deficiency, and opportunity to enhance or develop local or County facilities. Regard shall be had to the findings of a forthcoming Community Audit in this assessment (see Section 4.2.1.4 Policy Objective PHP5: Community Facilities).*
- *Practicalities of site in terms of site location relating to uses, impact on local amenities, desirability, and accessibility.*
- *Conformity with the requirements of appropriate legislative guidelines.*
- *Conformity with land use zoning objectives.”*

The proposed Childcare Facility is located close to the entrance of the site making it accessible to the general public arriving by foot or public transport, as well as residents of the scheme. The proposed use complies with the site’s zoning objective.



4.4 Childcare Facilities

Policy PHP6: Childcare Facilities of the *Development Plan* states the following:

“It is a Policy Objective to:

- Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs.*
- Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.”*

Furthermore, Section 4.2 states:

“In general, where a new residential development is proposed – with 75+ dwellings (or as otherwise required by the Planning Authority) – one childcare facility shall be provided on site in accordance with Sections 2.4, 3.3.1 and Appendix 2 of the ‘Childcare Facilities Guidelines for Planning Authorities’ (2001). The provision of childcare facilities within new, and indeed existing, residential areas shall have regard to the geographical distribution and capacity of established childcare facilities in the locale and the emerging demographic profile of the area.”

Section 12.3.2.4 (Childcare Facilities) of the *Development Plan* states the following:

“With the growing demand for childcare, there is equal recognition that childcare must be of suitably high quality. Childcare provision has also been recognised as one measure to address poverty and social exclusion. The Planning Authority will seek to facilitate the provision of childcare facilities in appropriate locations throughout the County and may require their provision in large residential, public community, commercial and retail developments in accordance with the provisions of the DEHLG ‘Childcare Facilities Guidelines for Planning Authorities’ (2001) and the Child Care (Pre-School Services) (No. 2) Regulations (2006) and Child Care (Pre-School Services) (No 2) (Amendment) Regulations (2006) (Department of Health and Children).

Where it is proposed or required to provide a new childcare facility as part of a new residential or commercial development, the facility shall be constructed in tandem with the overall scheme. To address the need for childcare and make childcare more accessible to everybody in the County, the developer shall seek to secure an operator and open the facility at an early stage preferably prior to the occupation of the residential units. In this regard, the developer shall submit phasing details for the development and include details of the intended operation of the facility relative to the completion and occupation of dwellings / commercial buildings.

In assessing individual planning applications for childcare facilities, the Planning Authority will have regard to the following:

- Suitability of the site for the type and size of facility proposed.*
- Adequate sleeping/rest facilities.*
- Adequate availability of indoor and outdoor play space.*



- *Convenience to public transport nodes.*
- *Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff.*
- *Local traffic conditions.*
- *Number of such facilities in the area. In this regard, the applicant shall submit a map showing locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location.*
- *Intended hours of operation.*
- *Applications for childcare facilities in existing residential areas will be treated on their merits, having regard to the likely effect on the amenities of adjoining properties, and compliance with the above criteria.*
- *Detached houses or substantial semi-detached properties are most suitable for the provision of full day care facilities. Properties with childcare should include a residential component within the dwelling, and preferably should be occupied by the operator or a staff member of the childcare facility.*
- *For new residential developments, the most suitable facility for the provision of full day care should be a purpose built, ground floor, standalone property.*
- *In considering applications for new Childcare Facilities the Planning Authority will refer to Section 4.7 of the Design Standards for New Apartments Guidelines for Planning Authorities, (2018), specifically the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, as detailed in Section 4.7, with the exception for one-bedroom or studio type units, which should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.*

In assessing applications for new childcare facilities, the Planning Authority will consult with the DLR County Childcare Committee to assess the need for the type of facility proposed at the intended location. (Refer to Section 12.4.10 in relation to car parking standards for childcare facilities)."

The proposed Childcare Facility is appropriately located close to the entrance of the site making it accessible to the general public arriving by foot or public transport, as well as residents of the scheme. The proposed Childcare Facility (540 sq m) is large enough to cater for the existing and future population of the wider area as well as residents of the scheme.

4.5 Climate Policies

Section 3.4 of the Dún Laoghaire Rathdown County Council Development Plan 2022-2028 outlines steps to achieving sustainable planning outcomes. This section outlines four significant issues which, if addressed, are thought to lead to achieving sustainable planning outcomes. These issues are;

- *Energy Efficiency in Buildings;*
- *Renewable Energy;*
- *Decarbonising Motorised Transport;*
- *Urban Greening*



Specific objectives which form part of this section include:

Policy Objective CA5: Energy Performance in Buildings:

“It is a Policy Objective to support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing and new buildings, including retrofitting of energy efficiency measures in the existing building stock.”

Policy Objective CA6: Retrofit and Reuse of Buildings:

“It is a Policy Objective to require the retrofitting and reuse of existing buildings rather than their demolition and reconstruction where possible recognising the embodied energy in existing buildings and thereby reducing the overall embodied energy in construction as set out in the Urban Design Manual (Department of Environment Heritage and Local Government, 2009). (Consistent with RPO 7.40 and 7.41 of the RSES).”

Policy Objective CA7: Construction Materials:

“It is a Policy Objective to support the use of structural materials in the construction industry that have low to zero embodied energy and CO2 emissions. (Consistent with the RPO 7.41 of the RSES).”

Policy Objective CA8: Sustainability in Adaptable Design:

“It is a Policy Objective to promote sustainable approaches to the improvement of standards for habitable accommodation, by allowing dwellings to be flexible, accessible and adaptable in their spatial layout and design.”

Section 3.4.3 of the Development Plan – Decarboning Motorised Transport, is also noted. While a high-level aim is to encourage a modal shift as part of this development, 20% of car parking spaces will facilitate electric vehicle (EV) charging, and all spaces will be future proofed with the provision of ducting. This will encourage a shift to low-emission vehicles.

Policy CA18: Urban Greening of the *Development Plan* states the following:

“It is a Policy Objective to retain and promote urban greening - as an essential accompanying policy to compact growth - which supports the health and wellbeing of the living and working population, building resilience to climate change whilst ensuring healthy placemaking. Significant developments shall include urban greening as a fundamental element of the site and building design incorporating measures such as high quality biodiverse landscaping (including tree planting), nature based solutions to SUDS and providing attractive routes and facilities for the pedestrian and cyclist (Consistent with RPO 7.6, 7.22, 7.23, 9.10 of the RSES).”

The *Development Plan* notes that; urban greening is the provision of planting, including trees, in urban areas and can include small pocket parks in between buildings, living/ green walls and green roofs. Urban greening creates mutually beneficial relationships between the population and the environment.



Section 12.2.6: Urban Greening of the *Development Plan* states the following:

“Applicants should explore the potential for urban greening in developments including:

- *High quality landscaping (including tree planting), that make use of a diverse range of species of plants – consistent with the National Pollinator Plan, site appropriate and irrigated by rainwater.*
- *Incorporating Nature-Based Solutions (NBS) into the design of buildings and layout – living/green walls, living/green and or blue roofs including in the design of small buildings and shelters, other soft Sustainable urban Drainage Systems (SUDS) measures such as swales, rain gardens, using trees for urban cooling and the reduction of wind tunnel effect (Refer also Section 12.8.6). The Council is investigating developing a green factor method through a multi-disciplinary approach as set out in Section 3.4.4.1 Urban Greening. Data on all surface cover types is required. All applications that submit a stormwater audit shall submit the surface cover types as part of the storm water audit process (see 7.1.5 Storm Water Audit Procedure Appendix 7: Sustainable Drainage Systems).”*

The enclosed *Sustainability Report*, prepared by Metec Consulting Engineers, outlines the sustainability proposals for the proposed development.

The proposed development provides for the reuse of a number of existing buildings on the subject site: Dalguise House (restaurant, residents amenities, and BTR residential units); Brick Lodge and Coach House (BTR residential units) and the Entrance Lodge (residential support services).

The proposed landscape scheme has been prepared by Cameo and Partners Landscape Architects and Leinster Tree Services have provided arborist services. The scheme is designed to retain the good quality trees and incorporate them into the development where possible and supplementary tree planning is proposed.

The landscape scheme has been designed to incorporate native planting, green/blue roofs and SUDS measures. A *Storm Water Impact Audit* is enclosed as is a Microclimate - Wind Assessment (Chapter 16 of the EIAR), which identifies landscaping solutions to the areas where excessive wind may otherwise be generated.

The proposed development accords with the climate policies.

4.6 Neighbourhood and Placemaking

Policy PHP1: Overall Policy Objective states;

“That increased delivery of housing throughout the County will be subject to the Strategic Policy Objective to:

Align with the provisions of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy.



Accord with the Core Strategy set out in Chapter 2, the Housing Strategy and Housing Needs Demand Assessment for the County in Appendix 2 and/or the provisions of the future Regional Housing Need Demand Assessment.

Embed the concept of neighbourhood and community into the spatial planning of the County by supporting and creating neighbourhoods and ensuring that residential development is delivered in tandem with the appropriate commensurate enabling infrastructure, including access to sustainable neighbourhood infrastructure, sustainable modes of transport, quality open space and recreation, and employment opportunities.”

The proposed development accords with the policies of the NPF and RSES and the Core Strategy as is detailed earlier in this Report.

Policy PHP2: Sustainable Neighbourhood Infrastructure of the Development Plan states the following:

“It is a Policy Objective to:

- Protect and improve existing sustainable neighbourhood infrastructure as appropriate.*
- Facilitate the provision of new sustainable neighbourhood infrastructure that is accessible and inclusive for a range of users consistent with RPO 9.13 and RPO 9.14 of the RSES.*
- Encourage the provision of multi-functional facilities, space and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure.”*

The proposed development opens the subject site to public access, primarily by pedestrians and cyclists. The scheme includes a childcare facility and restaurant, which will add to the existing neighbourhood infrastructure.

Policy Objective PHP3: Planning for Sustainable Communities states the following:

“It is a Policy Objective to:

- Plan for communities in accordance with the aims, objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual – A Best Practice Guide’ and any amendment thereof.*
- Ensure that an appropriate level of supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy (see Figure 2.9, Chapter 2).*
- Identify, provide and/or improve (as appropriate) supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/ redevelopment areas and existing residential neighbourhoods.*
- Create healthy and attractive places to live consistent with NPO 4 of the NPF and RPO 9.10 of the RSES.”*



The proposed development has been designed in accordance with urban design principles, it sits within an established neighbourhood with supporting neighbourhood infrastructure. The scheme will provide additional attractive public open spaces, a restaurant and childcare facility.

Policy Objective PHP4: Villages and Neighbourhoods states the following:

“It is a Policy Objective to: Implement a strategy for residential development based on a concept of sustainable urban villages. Promote and facilitate the provision of ‘10-minute’ neighbourhoods.”

The proposed development is located within an established neighbourhood with a range of services available in the immediate area, the proposed development also provides a wide range of resident amenities and support facilities.

Policy Objective PHP18: Residential Density states the following:

“It is a Policy Objective to:

- *Increase housing (houses and apartments) supply and promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites having regard to proximity and accessibility considerations, and development management criteria set out in Chapter 12.*
- *Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.”*

The proposed development provides for an increased residential density at an underutilised residentially zoned site located in proximity to high quality public transport. The scheme provides for compact urban growth in an infill site, with appropriate protection the existing residential amenities and creation of a high quality sustainable residential development in accordance with the relevant policy objectives.

Policy Objective PHP19: Existing Housing Stock – Adaption states the following:

“It is a Policy Objective to:

- *Conserve and improve existing housing stock through supporting improvements and adaption of homes consistent with NPO 34 of the NPF.*
- *Densify existing built-up areas in the County through small scale infill development having due regard to the amenities of existing established residential neighbourhoods.”*



The proposed development provides for the active reuse of the older built structures on site, including Dalguise House, Brick Lodge, Entrance Lodge and the Coach House. The modern 2 storey house (White Lodge) is to be demolished and replaced with a terrace of 3 No. 2 bed houses. The proposed development provides for the densification of the site and the sensitive reuse of the buildings of historic interest, many of which have been unused for some time.

Section 12.3.7.7 of the Plan is also noted, which states the following:

“In accordance with Policy Objective PHP19: Existing Housing Stock – Adaptation, infill development will be encouraged within the County. New infill development shall respect the height and massing of existing residential units. Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/ gateways, trees, landscaping, and fencing or railings. This shall particularly apply to those areas that exemplify Victorian era to early-mid 20th century suburban ‘Garden City’ planned settings and estates that do not otherwise benefit from ACA status or similar. (Refer also to Section 12.3.7.5 corner/side garden sites for development parameters, Policy Objectives HER20 and HER21 in Chapter 11).”

Whilst the proposed development is an infill site, due to its size (3.58 ha) it is capable of creating its own character. The proposed development, however, retains and reuses the older buildings on the site; retains the boundary walls, most of the high quality trees and provides significant areas of open space and opens the site up to the public.

Policy Objective PHP20: Protection of Existing Residential Amenity states the following:

“It is a Policy Objective to ensure the residential amenity of existing homes in the Built Up Area is protected where they are adjacent to proposed higher density and greater height infill developments.”

The proposed development has had regard to the residential amenities of the adjoining residents. The *Landscape and Visual Impact Assessment* (Chapter 13) and the *Daylight Sunlight and Shadowing Assessment* prepared by Metec. These demonstrate that the residential amenities of the existing homes will not be significantly impacted by the proposed development.

Policy Objective PHP25: ‘Housing for All – A new Housing Plan for Ireland, 2022’ states the following:

“It is a Policy Objective to support as appropriate the delivery of the actions set out in the 4 pathways contained in ‘Housing for All – A new Housing Plan for Ireland, 2021’.”

The proposed development provides for 493 No. new dwellings in the built up area of Dublin, thus supporting the delivery of housing.



Policy Objective PHP26: Implementation of the Housing Strategy states the following:

“It is a Policy Objective to facilitate the implementation and delivery of the Housing Strategy and Housing Need Demand Assessment (HNDA) 2022 – 2028.”

The proposed development provides for 493 No. new dwellings, thus supporting the delivery of housing.

Policy Objective PHP30: Housing for All states the following:

“It is a Policy Objective to: Support housing options for older people and persons with disabilities/mental health issues consistent with NPO 30 in the NPF, RPO 9.1 and 9.12 of the RSES. Support the provision of specific purpose built accommodation, including assisted living units and lifetime housing, and adaptation of existing properties. Promote ‘aging in place’ opportunities for ‘downsizing’ or ‘right sizing’ within their community.”

The proposed development includes a variety of housing types that will suit a range of needs. The scheme includes 3 No. conventional houses; 490 No. BTR units (7 No. within existing structures) the BTR Units include 4 No. that are identified as potentially catering to short term lets for persons visiting residents of the scheme; Blocks I1 and I2 (24 No. units) have been identified as being suitable for Active Living residents, who tend to be older than most of the BTR residents and the BTR units in Block H and the Coach House could with adaptations be converted to Build to Sell units. The scheme also provides for Part V units.

The scheme is suitable for lifetime housing and the Applicants seek to create stable established residential communities that meet the needs of all their residents, within an attractive living environment.

Policy PHP35: Healthy Placemaking of the Development Plan states the following:

“It is a Policy Objective to:

- Ensure that all development is of high quality design with a focus on healthy placemaking consistent with NPO 4, 26 and 27 of the NPF, and RPO 6.1, 6.12, 9.10 and 9.11 of the RSES.*
- Promote the guidance principles set out in the ‘Urban Design Manual – A Best Practice Guide’ (2009), and in the ‘Design Manual for Urban Roads and Streets’ (2013).*
- Ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design.”*



The proposed development has been designed in accordance with the above and provides for an attractive environment for residents and visitors.

The proposal provides for public access to an attractive mature landscape, with the majority of the good quality trees being retained and incorporated into the scheme. Public open space of c. 0.5.76 ha is provided, the proposed development will facilitate public access to this previously private single family landholding. The emphasis within the site is on pedestrian connections, with the main entrance avenue designed as a shared surface with limited vehicular access. The scheme provides for appropriate levels of cycle parking and limited car parking.

Provision is made in the landscaping proposals for potential future pedestrian and cycle connections that would facilitate permeability through the site boundaries with the residential estates of Arundel and Richmond Park, respectively, and the former Cheshire Home site, subject to agreement with those parties and/or Dún Laoghaire-Rathdown County Council, as appropriate.

Policy PHP36: Inclusive Design & Universal Access of the Development Plan states the following:

“It is a Policy Objective to promote and support the principles of universal design ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.”

The proposed buildings have been designed to universal access standards providing for universal access.

Policy PHP40: Shared Space Layouts of the Development Plan states the following:

“It is a Policy Objective to promote safer and more attractive streets and public realm for all road users throughout the County by proactively engaging with, and adhering to, the ‘shared space’ concept and guidance set out in the ‘Design Manual for Urban Roads and Streets’ (2013).”

The Avenue through the site is designed as a shared space. Rather than widen its full length, which would be to the detriment of trees and the character of the site, passing bays are provided at intervals. Cyclists and Pedestrians will therefore be facilitated for the length of the avenue.

4.7 Transport and Mobility

Policy T4: Development of Sustainable Travel and Transport of the Development Plan states the following:

“It is a Policy Objective to promote, facilitate and cooperate with other transport agencies in securing the implementation of the transport strategy for the County and the wider Metropolitan Area as set out in Department of Transport’s ‘Smarter Travel, A Sustainable Transport Future 2009 –2020’ including the modal share targets, and



subsequent updates and the NTA's 'Greater Dublin Area 2016-2035' and subsequent updates, the RSES and the MASP. (Consistent with NPOs 26, 64 of the NPF and RPOs 5.2, 5.3, 8.4, 8.7, 8.8 and 8.9 of the RSES)"

The proposed development comprises of an infill residential development in close proximity to existing public transportation and the facilities and services at Monkstown village. It provides for limited private car parking and, as a BTR with a strong central management regime, it supports the realisation of the Mobility Management Measures identified in the Application documentation.

Policy T11: Walking and Cycling of the Development Plan states the following:

"It is a Policy Objective to secure the development of a high quality, fully connected and inclusive walking and cycling network across the County and the integration of walking, cycling and physical activity with placemaking including public realm and permeability improvements. (Consistent with NPO 27 and 64 of the NPF and RPO 5.2 of the RSES)."

The proposed development accommodates pedestrian activity throughout the site incorporating walking routes. The main avenue is designed as a shared surface with limited vehicular traffic (the majority of traffic will access the site via Purbeck to the Basement car park) which will be attractive to cyclists. Cycle parking is distributed across the site. The scheme facilitates the future pedestrian/cyclist connections to adjoining lands to the east and west.

Policy T17: Travel Plans of the Development Plan states the following:

"It is a Policy Objective to require the submission of Travel Plans for developments that generate significant trip demand (reference also Appendix 3 for Development Management Thresholds). Travel Plans should seek to reduce reliance on car based travel and encourage more sustainable modes of transport over the lifetime of a development. (Consistent with RPO 8.7 of the RSES)".

A Travel Plan is also required as per Section 12.4.2 of the Plan.

A Mobility Management Plan/Travel Plan prepared by Roughan O'Donovan is appended to the EIAR. The proposed development is located within 400 m of the Salthill & Monkstown DART Station, in addition to c. 200m of bus stops on Monkstown Road. The proposed development encourages more sustainable modes of transport. The majority of the residential units are BTR units, the strong central management regime operated by the Applicant will ensure that mobility management measures can be successfully implemented.

Policy Objective T18: Car Sharing Schemes states the following:

"It is a Policy Objective to support the set up and operation of car sharing schemes to facilitate an overall reduction in car journeys and car parking requirements."

Mobility Management Plan/Travel Plan prepared by Roughan O'Donovan identifies car sharing as a one of the mobility measures proposed for the subject site. 6 no. car sharing spaces are provided to the south of Block G at surface level.



Policy Objective T19: Carparking Standards states the following:

“It is a Policy Objective to manage carparking as part of the overall strategic transport needs of the County in accordance with the parking standards set out in Section 12.4.5.”

The enclosed *Traffic Impact Assessment Report*, prepared by Roughan O’Donovan and the LRD Opinion Response addressed the proposed car parking numbers in the context of the Development Plan standards. See also Section 6.13 of this Report.

Policy T26: Traffic and Transport Assessments and Road Safety Audits of the Development Plan states the following:

“It is a Policy Objective to require Traffic and Transport Assessments and/or Road Safety Audits for major developments – in accordance with the TII’s ‘Traffic and Transport Assessment Guidelines’ (2014) - to assess the traffic impacts on the surrounding road network and provide measures to mitigate any adverse impacts - all in accordance with best practice guidelines.”

A Traffic and Transport is also required as per Section 12.4.2 of the Plan.

A *Transport Impact Assessment Report* and *Quality Audit* (encompassing a *Road Safety Audit*) are enclosed, in addition to Chapter 17 of the EIAR (Material Assets – Roads and Traffic).

The TIA (Section 5.3) examines Public Transport capacity and determines that the proposed development can be accommodated at the subject site and that the receiving local public transportation network has and will have adequate capacity to cater for the additional passenger loading associated with the proposed development.

Policy T27: Traffic Noise of the Development Plan states the following:

“It is a Policy Objective to ensure that traffic noise levels are considered as part of new developments along major roads/rail lines in accordance with best practice guidelines.”

The subject site is not located on a major road or rail line. It is a sufficient distance from the DART line such that no undue adverse impact from these facility will be experienced by residents of the scheme. Monkstown Road is not a major road, and is characterised by residential development on either side.

Policy Objective T28: Road Safety states the following:

“It is a Policy Objective to implement a Council Road Safety Plan in line with the emerging Government Road Safety Strategy 2021 to 2030 in conjunction with relevant stakeholders and agencies.”



Policy Objective T30: Street Lighting states the following:

“It is a Policy Objective to provide and maintain street lighting on the public road/footway/ cycleways throughout the County in accordance with commonly accepted best practice, the Council’s public lighting masterplan and the upgrade of sodium lights to LEDs.”

The proposed development has been the subject of a Road Safety Audit and Quality Audits, to ensure that the proposed development provides for a safe environment.

It is not proposed that the lands would be taken in charge. However, the enclosed Lighting Report and associated drawings prepared by Metec Consulting Engineers details the principle lighting proposals.

4.8 Green Infrastructure and Biodiversity

Policy GIB1: Green Infrastructure Strategy of the Development Plan states the following:

“It is a Policy Objective to continue to implement, and update, the DLR Green Infrastructure (GI) Strategy, to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development, design and management of high quality natural and semi-natural areas. This recognises the ecosystems approach and the synergies that can be achieved with regard to sustainable transport, provision of open space, sustainable management of water, protection and enhancement of biodiversity.”

Policy Objective GIB12: Access to Natural Heritage states the following:

“It is a Policy Objective to promote, protect and enhance sustainable and appropriate access to the natural heritage of the County, where practicable, in a balanced way while protecting the natural heritage of the County.”

Policy GIB18: Protection of Natural Heritage and the Environment of the Development Plan states the following:

“It is a Policy Objective to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important and EU designated sites - such as Special Protection Areas (SPAs), Special Areas of Conservations (SACs), proposed Natural Heritage Areas (pNHAs) and Ramsar sites (wetlands) - as well as non-designated areas of high nature conservation value known as locally important areas which also serve as ‘Stepping Stones’ for the purposes of Article 10 of the Habitats Directive.”

Policy Objective GIB19: Habitats Directive states the following:

“It is a Policy Objective to ensure the protection of natural heritage and biodiversity, including European Sites that form part of the Natura 2000 network, in accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines.”



Policy Objective GIB21: Designated Sites states the following:

“It is a Policy Objective to protect and preserve areas designated as proposed Natural Heritage Areas, Special Areas of Conservation, and Special Protection Areas. It is Council policy to promote the maintenance and as appropriate, delivery of ‘favourable’ conservation status of habitats and species within these areas.”

Policy GIB22: Non-Designated Areas of Biodiversity Importance of the Development Plan states the following:

“It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance - including species protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979, the Habitats Directive 1992, Birds and Habitats Regulations 2011, Flora (Protection) Order, 2015, Annex I habitats, local important areas, wildlife corridors and rare species - are adequately protected. Ecological assessments will be carried out for all developments in areas that support, or have potential to support, features of biodiversity importance or rare and protected species and appropriate mitigation/ avoidance measures will be implemented. In implementing this policy, regard shall be had to the Ecological Network, including the forthcoming DLR Wildlife Corridor Plan, and the recommendations and objectives of the Green City Guidelines (2008) and ‘Ecological Guidance Notes for Local Authorities and Developers’ (Dún Laoghaire-Rathdown Version 2014).”

Policy Objective GIB25: Hedgerows states the following:

“It is a Policy Objective to retain and protect hedgerows in the County from development, which would impact adversely upon them. In addition, the Council will promote the protection of existing site boundary hedgerows and where feasible require the retention of these when considering a grant of planning permission for all developments. The Council will promote the County’s hedgerows by increasing coverage, where possible, using locally native species and to develop an appropriate code of practice for road hedgerow maintenance. The Council will promote the protection of existing hedgerows when considering a grant of planning permission for all developments.”

Policy Objective GIB26: Geological Sites states the following:

“It is a Policy Objective to protect, promote and preserve sites of Geological and Geomorphological importance, in particular the proposed Natural Heritage Areas (NHAs), and any County Geological Sites (CGS), that become designated during the lifetime of the Plan.”

Policy Objective GIB28: Invasive Species states the following:

“It is a Policy Objective to prepare an ‘Invasive Alien Species Action Plan’ for the County which will include actions in relation to Invasive Alien Species (IAS) surveys, management and treatment and to also ensure that proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed



on sites where invasive species are or were previously present, the applicants will be required to submit a control and management program for the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477/2011)."

Policy GIB29: Nature Based Solutions of the Development Plan states the following:

"It is a Policy Objective to increase the use of Nature Based Solutions (NBS) within the County, and to promote and apply adaption and mitigation actions that favour NBS, which can have multiple benefits to the environment and communities. NBS has a role not only to meet certain infrastructure related needs (e.g. flooding management), and development needs, but also to maintain or benefit the quality of ecosystems, habitats, and species."

The proposed development is supported by a significant landscaping proposal which ensures the delivery of high-quality open space, including the retention of special landscape features such as mature trees, and local biodiversity enhancements and the delivery of a significant SuDS scheme and the management of invasive species. Furthermore, from an ecological and Habitats Directive perspective, the submission is supported by an Appropriate Assessment Screening and Natural Impact Statement (NIS) and full ecological impact assessment contained within the Biodiversity Section of the EIAR.

We confirm that the proposed development complies with the overarching themes contained within the County Development Plan.

4.9 Open Space, Parks and Recreation

Policy OSR4: Public Open Space Standards of the Development Plan states the following:

"It is a Policy Objective to promote public open space standards generally in accordance with overarching Government guidance documents 'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities', (2009), the accompanying 'Urban Design Manual - A Best Practice Guide', and the 'Sustainable Urban Housing: Design Standards for new Apartments', (2018)."

Policy OSR5: Public Health, Open Space and Healthy Placemaking of the Development Plan states the following:

"It is a Policy Objective to support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan (NPAP) 2016, to increase physical activity levels across the whole population thus creating a society, which facilities people whether at home, at work or at play to lead a more active way of life (consistent with RPO 9.16)."

Policy OSR7: Trees, Woodland and Forestry of the Development Plan states the following:

"It is a Policy Objective to implement the objectives and policies of the Tree Policy and the forthcoming Tree Strategy for the County, to ensure that the tree cover in the County is managed, and developed to optimise the environmental, climatic and



educational benefits, which derive from an ‘urban forest’, and include a holistic ‘urban forestry’ approach.”

The proposed development retains the vast majority of the good quality mature trees on the subject site, and the proposed landscaping plan provides the addition of 303 No. new trees to reinforce those retained, which are selected for their ecological, amenity and recreational value.

Policy OSR13: Play Facilities and Nature Based Play of the Development Plan states the following:

“It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County, and to support the aspirations of the forthcoming Play Policy prepared within the lifetime of the Plan. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people - are facilitated in the public parks and open spaces and the public realm of Dún Laoghaire – Rathdown.”

The extensive open space network proposed provides for a variety of open space character areas and a broad variety of play and play spaces, both formal and informal.

Cameo and Partners *RFI Response Report* details the scheme’s proposed Play strategy. Three different types of play experience are proposed:

- Off the Ground, located within the western wooded area – which is elevated to minimise impact on root protection areas and provide for a different type of interactions with the trees.
- Natural Looking And Sculptural Play – timber and stone equipment to encourage climbing, jumping and balancing, located throughout the site.
- Naturally Occurring Play – encouraged by landscape features such as depressions and mounds.

Section 12.8.9: Play Facilities for Apartments and Residential Developments of the Development Plan states the following:

“Design details relating to play areas shall be submitted as part of any relevant planning application to include a detailed specification of any playground to be provided and incorporate natural play, wherever possible.

Play Facilities should incorporate the Nature-based play philosophy and approach to play provision throughout the County (see Policy Objective OSR14: Play Facilities and Nature Based Play).

Children’s play needs around the apartment building should include:

- *Within the private open space associated with individual apartments.*
- *Within small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms; and,*



- *Within play areas (200–400 sq. metres) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms.”*

The quantum of open space is detailed in the enclosed Cameo Partners *RFI Response Report* and illustrated in C0135 L9005 Rev 01 (play space layout plan). This demonstrates that the appropriate quantum of play space has been provided.

The Cameo Partners Report provides a full design rationale for the play provision with regard to the relevant standards. See the enclosed Cameo Partners Drawings C0135 L9010 Rev 01; C0135 L9011 Rev 01; and C0135 L9012 Rev 01.

There are three larger play spaces. Two within the Communal Open Spaces (284 and 204 sq m) and one in a Public Open Space within the walled garden (209 sq m), in addition to four smaller play spaces along the walking routes (65 sq m total). Furthermore, there is a 370 sq m woodland walk, climbing and balancing equipment suitable for older children, pre-teens and teens, to the west of the site. Teens will also benefit from the yoga platform and various seating areas.

The play areas will cater to a range of age groups and the design of the spaces builds on the attractive varied landscape of the scheme.

4.10 Environmental Infrastructure

Policy EI3: Wastewater Treatment Systems of the Development Plan states the following:

“It is a Policy Objective that all new developments in areas served by a public foul sewerage network connect to the public sewerage system, either directly or indirectly.

It is a Policy Objective to promote the changeover from septic tanks to collection networks where this is feasible and to strongly discourage the provision of individual septic tanks and domestic wastewater treatment systems in order to minimise the risk of groundwater and surface water pollution.

It is a Policy Objective to prohibit multiple dwelling units discharging to communal wastewater treatment systems.”

The existing septic tank serving Dalguise House will be decommissioned and the proposed development will be served by the public network.

Policy EI4: Water Drainage Systems of the Development Plan states the following:

“It is a Policy Objective to require all development proposals to provide a separate foul and surface water drainage system – where practicable. (Consistent with RPO 10.12)”

The proposed development provides for separate foul and surface water drainage systems.

Policy EI6: Sustainable Drainage Systems of the Development Plan states the following:



“It is a Policy Objective to ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS).”

The proposed development incorporates SuDS as detailed in Byrne Looby Consulting Engineers’ *Engineering Services Report*.

Policy EI8: Groundwater Protection and Appropriate Assessment of the Development Plan states the following:

“It is a Policy Objective to ensure the protection of the groundwater resources in and around the County and associated habitats and species in accordance with the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (Groundwater) Regulations, 2010. In this regard, the Council will support the implementation of Irish Water’s Water Safety Plans to protect sources of public water supply and their contributing catchment.”

Groundwater is examined in Chapter 9 of the enclosed EIAR, and mitigation measures are proposed. The residual impacts of the proposed development at construction and operational stage are defined as imperceptible or eliminated.

Policy EI9: Drainage Impact Assessment of the Development Plan states the following:

“It is a Policy Objective to ensure that all new development proposals include a Drainage Impact Assessment that meets the requirements of the Council’s Development Management Thresholds Information Document (see Appendix 3) and the Stormwater Management Policy (See Appendix 7.1).”

A *Drainage Impact Assessment Report*, prepared by Byrne Looby Consulting Engineers is enclosed with the Response to Further Information.

Policy Objective EI11: Resource Management states the following:

“It is a Policy Objective to implement the Eastern-Midlands Region Waste Management Plan 2015-2021 and subsequent plans, in supporting the transition from a waste management economy towards a circular economy, to enhance employment and increase the value recovery and recirculation of resources. Underpinning this objective is the requirement to conform to the European Union and National Waste Management Hierarchy of the most favoured options for waste as illustrated below subject to economic and technical feasibility and Environmental Assessment. (Consistent with RPO 10.25 of the RSES).”

Policy Objective EI12: Waste Management Infrastructure, Prevention, Reduction, Reuse and Recycling (Circular Economy approach) states the following:

“It is a Policy Objective:

- *To support the principles of the circular economy, good waste management and the implementation of best international practice in relation to waste management in order for the County and the Region to become self-sufficient*



in terms of resource and waste management and to provide a waste management infrastructure that supports this objective.

- *To aim to provide a supporting waste management infrastructure in the County for the processing and recovery of waste streams such as mixed municipal waste in accordance with the proximity principle.*
- *To provide for civic amenity facilities and bring centres as part of an integrated waste collection system in accessible locations throughout the County and promote the importance of kerbside source segregated collection of household and commercial waste as the best method to ensure the quality of waste presented for recycling is preserved.*
- *To ensure any waste amenity facilities adhere to the Waste Regional Offices Waste Management Infrastructure siting guidelines.*
- *To develop a County wide network of multi material recycling centres, bring centres and a re-use centre and to require the provision of adequately-sized recycling facilities in new commercial and large-scale residential developments, where appropriate.*
- *To require the inclusion of such centres in all large retail developments to maximise access by the public.*
- *To ensure new developments are designed and constructed in line with the Council's Guidelines for Waste Storage Facilities (an excerpt of which is contained in Appendix 6)."*

Waste is assessed in Chapter 18 of the EIAR and Appendices 18.1 (Resource & Waste Management Plan) and 18.2 (Operational Waste Management Plan) these detail that appropriate measures are proposed to manage waste at both the construction and operational phases. It concludes that provided all mitigation measures are implemented, the overall predicted impact of the proposed development is long-term, imperceptible and neutral.

Policy EI14: Air and Noise Pollution of the Development Plan states the following:

"It is a Policy Objective:

- *To implement the provisions of national and EU Directives on air and noise pollution and other relevant legislative requirements in conjunction with other agencies as appropriate. (Consistent with RPO 10.10 of the RSES),*
- *To maintain and manage a Dublin County ambient air quality monitoring network in conjunction with the EPA and TII and to make available to the public the resulting air quality measurements via the EPA website www.epa.ie/air/quality.*
- *To support the implementation of objectives of the 'Dublin Agglomeration Environmental Noise Action Plan 2018-2023'."*

Air Quality and Climate is assessed in Chapter 11 of the EIAR, which considers the operational and construction phases and cumulative impacts. The Chapter concludes that with the implementation of identified mitigation measures *"No significant impacts to either air quality or climate are predicted during the construction or operational phases of the proposed development."*

Noise and Vibration is assessed in Chapter 12 of the EIAR which considers the operational and construction phases and cumulative impacts. The Chapter the following:



“When considering a development of this nature, the potential noise and vibration effects on the surroundings must be considered for two stages: the short-term construction phase and the long term operational phase.

The assessment of construction noise and vibration and has been conducted in accordance best practice guidance contained in BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Noise and BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Vibration. Subject to good working practice as recommended in the EIAR Chapter, noise associated with the construction phase is not expected to exceed the recommended limit values for noise-sensitive locations beyond 35m from the site boundary and therefore no significant effects are expected. At distances less than 35m from the boundary, construction noise has the potential to exceed the recommended limit values depending on the construction activity occurring. A variety of standard proven best practice noise & vibration mitigation is proposed together with noise & vibration monitoring to ensure that limit values are adhered to.

This chapter demonstrates that the predicted noise levels associated with the operational phase of the proposed development will be within best practice noise limits recommended in Irish guidance, therefore it is not considered that a significant effect is associated with the development.

No significant vibration effects are associated with the operation of the site.”

Policy Objective EI22: Flood Risk Management states the following:

“It is a Policy Objective to support, in cooperation with the OPW, the implementation of the EU Flood Risk Directive (20010/60/EC) on the assessment and management of flood risks, the Flood Risk Regulations (SI No 122 of 2010) and the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on ‘The Planning System and Flood Risk Management’ (2009) and relevant outputs of the Eastern District Catchment and Flood Risk Assessment and Management Study (ECFRAMS Study). Implementation of the above shall be via the policies and objectives, and all measures to mitigate identified flood risk, including those recommended under part 3 (flood risk considerations) of the Justification Tests, in the Strategic Flood Risk Assessment set out in Appendix 15 of this Plan.”

McCloy Consulting Engineers prepared the enclosed *Site Specific Flood Risk Assessment* in accordance with the *Guidelines*. In summary, the *Flood Risk Assessment* concludes:

“It has been demonstrated through site-specific hydraulic modelling that proposed development will be resilient to flooding; lying outside the present day and climate change 1% AEP and 0.1% AEP fluvial floodplain of the Stradbrook Stream. Furthermore, hydraulic modelling has shown that the proposals will not increase flood risk elsewhere. No other significant flood mechanism exists at the site.”

The proposed development is acceptable from a flood risk assessment perspective



Section 12.8.6.2: SuDS (Sustainable Drainage Systems) of the Development Plan states the following:

“SuDS measures, such as attenuation storage systems, including detention basins that come into regular operation after rainfall events, shall not normally be included in the calculation of open space provision. Where a SuDS scheme provides biodiversity and amenity value and is readily accessible for either use or enjoyment in most weather conditions, a proportion of the SuDS area could be incorporated as a component part of the communal or public open space provision.

This proportion will be decided by the Planning Authority on a case-by- case basis. The Council will also encourage the use of bioswales in roadside verges, and open spaces.”

Section 12.8.6.3: Green Roofs /Blue roofs of the Development Plan states the following:

“The use of green roofs/blue roofs in accordance with the requirements of the Dún Laoghaire Rathdown County Council’s ‘Green Roof Policy, (See Appendix 7.2) forms part of an integrated approach to the provision of green infrastructure. This approach takes particular account of the benefits in terms of SuDS provision, nature-based solutions, biodiversity benefits, urban greening, urban cooling, and the potential for additional amenity space, particularly in high density development contexts. The provision of green and blue roofs within any development, however, shall not normally form part of the overall minimum open space (public or communal) provision but should complement the required open space provided within the site.

Applications for developments with a roof area $\geq 300\text{sq.m}$. shall provide Green Roofs in accordance with ‘Dún Laoghaire – Rathdown County Council’s Green Roof Policy’ (2020).

Green or living roofs on smaller structures are also encouraged by the Council. These can function as smaller urban greening measures which as well as being a SUDS feature, are a useful wildlife habitat, can trap carbon and contribute to urban cooling. There is good potential for living roofs on bike and bin stores, bus shelters, detached habitable rooms and garages. Living roofs can be designed to incorporate a diverse range of pollinator friendly species which are drought tolerant and therefore do not require supplementary watering. Added features such as insect hotels and bird boxes can be incorporated into the design.”



Byrne Looby Consulting Engineers' *Engineering Services Report* and associated drawings detail the proposed development SUDS measures, these include gree/blue roofs, permeable paving, swales and tree pits, attenuation tanks, low water usage appliances and oil separator in accordance with the relevant policies.

4.11 Heritage and Conservation

Policy HER1: Protection of Archaeological Heritage of the Development Plan states the following:

"It is a Policy Objective to protect archaeological sites, National Monuments (and their settings), which have been identified in the Record of Monuments and Places and, where feasible, appropriate and applicable to promote access to and signposting of such sites and monuments."

Policy HER2: Protection of Archaeological Material in Situ of the Development Plan states the following:

"It is a Policy Objective to seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places, and of previously unknown sites, features and objects of archaeological interest that become revealed through development activity. In respect of decision making on development proposals affecting sites listed in the Record of Monuments and Places, the Council will have regard to the advice and/or recommendations of the Department of Culture, Heritage and the Gaeltacht (DCHG)."

The site does not include any site on the Record of Monuments and Places. IACL have prepared the Cultural Heritage and Archaeological Section of the EIAR (Chapter 14) and conducted test trenching at the site (see Appendix 14.1). There are no archaeological sites located within the development area; however, there are seven recorded monuments within the 500m study area, the nearest of these sites consists of Martello tower (DU023-010), located c. 420m to the northwest.

Policy HER8: Work to Protected Structures of the Development Plan states the following:

"It is a Policy Objective to:

- I. Protect structures included on the RPS from any works that would negatively impact their special character and appearance.*
- II. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the 'Architectural Heritage Protection Guidelines for Planning Authorities' published by the Department of the Arts, Heritage and the Gaeltacht.*
- III. Ensure that all works are carried out under supervision of a qualified professional with specialised conservation expertise.*
- IV. Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, and*

is appropriate in terms of the proposed scale, mass, height, density, layout, and materials.

- V. *Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or views and vistas from within the grounds of the structure are respected.*
- VI. *Respect the special interest of the interior, including its plan form, hierarchy of spaces, architectural detail, fixtures and fittings and materials.*
- VII. *Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.*
- VIII. *Protect the curtilage of protected structures and to refuse planning permission for inappropriate development within the curtilage and attendant grounds that would adversely impact on the special character of the Protected Structure.*
- IX. *Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.*
- X. *Ensure historic landscapes and gardens associated with Protected Structures are protected from inappropriate development (consistent with NPO 17 of the NPF and RPO 9.30 of the RSES)."*

Policy HER9: Protected Structures Applications and Documentation of the Development Plan states the following:

"It is a Policy Objective to require all planning applications relating to Protected Structures to contain the appropriate level of documentation in accordance with Article 23 (2) of the Planning Regulations and Chapter 6 and Appendix B of the 'Architectural Heritage Protection Guidelines for Planning Authorities', or any variation thereof."

Policy HER10: Protected Structures and Building Regulations of the Development Plan states the following:

"It is a Policy Objective to protect the character and special interest of Protected Structures when considering or carrying out interventions to comply with the requirements of the Building Regulations - with particular reference to Part B and Part M."

Policy HER11: Energy Efficiency of Protected Structures of the Development Plan states the following:

"It is a Policy Objective to have regard to the Department of Environment, Heritage and Local Government's publication on 'Energy Efficiency in Traditional Buildings' (2010) and the Irish Standard IS EN 16883:2017 'Conservation of Cultural Heritage - Guidelines for Improving the Energy Performance of Historic Buildings' (2017) and any future advisory documents in assessing proposed works on Protected Structures."



Policy Objective HER20: Buildings of Vernacular and Heritage states the following:

“It is a Policy Objective to:

- i. Retain, where appropriate, and encourage the rehabilitation and suitable reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of the area and streetscape in preference to their demolition and redevelopment and to preserve surviving shop and pub fronts of special historical or architectural interest including signage and associated features.*
- ii. Encourage the retention and/or reinstatement of original fabric of our historic building stock such as windows, doors, roof coverings, shopfronts, pub fronts and other significant features.*
- iii. Ensure that appropriate materials be used to carry out any repairs to the historic fabric.”*

Policy Objective HER21: Nineteenth and Twentieth Century Buildings, Estates and Features states the following:

“It is a Policy Objective to:

- i. Encourage the appropriate development of exemplar nineteenth and twentieth century buildings, and estates to ensure their character is not compromised.*
- ii. Encourage the retention and reinstatement of features that contribute to the character of exemplar nineteenth and twentieth century buildings, and estates such as roofscapes, boundary treatments and other features considered worthy of retention.*
- iii. Ensure the design of developments on lands located immediately adjacent to such groupings of buildings addresses the visual impact on any established setting.”*

Section 12.11.2: Architectural Heritage - Protected Structures of the Development Plan states the following:

“All planning applications for works to a Protected Structure must include an Architectural Heritage Impact Assessment in accordance with Appendix B of the DAHG ‘Architectural Heritage Protection Guidelines for Planning Authorities’, to assist in the assessment of proposals. This report should be prepared by an accredited conservation architect or equivalent (a list of suitably qualified professionals is available on the Irish Georgian Society and RIAI websites). The report should:

- Outline the significance of the building(s).*
- Include a detailed survey of the building identifying all surviving original/early features and associated photographic survey.*
- Include a method statement and specification of works.*
- Details of proposed works should be clearly identified on the accompanying survey drawings by way of colour coding and/or annotated notes to distinguish clearly between the existing structure and the proposed work.”*



Section 12.11.2.2: Change of Use of a Protected Structure of the Development Plan states the following:

“In most instances the original use for which a structure was built will be the most appropriate. However, in certain cases a change of use may be considered appropriate and may help to safeguard the Protected Structure status of a building.

In assessing a proposed change of usage, or the reuse of a redundant building, regard should be had to the compatibility of such use, in terms of its impact on the character, and special interest of the structure. All proposed changes of use must comply with the zoning objectives for the site.

Any interventions that are necessitated by such works, should seek to cause minimum interference with the floor plan, and fabric of the building when complying with relevant Building Regulations. Matters such as, fire protection, sound proofing, servicing and access will require detailed consideration at initial design stage.”

Section 12.11.2.3: Development within the Grounds of a Protected Structure of the Development Plan states the following:

“Any proposed development within the curtilage, attendant grounds, or in close proximity to a Protected Structure, has the potential to adversely affect its setting and amenity. The overall guiding principle will be an insistence on high quality in both materials, and design, which both respects and complement the Protected Structure, and its setting.

Any development must be consistent with conservation policies and the proper planning and sustainable development of the area. Considering recent changes to National Policy, (including the 2018 DHPLG, ‘Urban Development and Building Heights Guidelines for Planning Authorities’, a balance must be struck between allowing compact development, while protecting the Architectural heritage and historic building stock within the County.

All planning applications for development in proximity to a Protected Structure must be accompanied by a design statement, with supporting illustrative material, demonstrating how it has been developed having regard to the built heritage, topography, and landscape character of the site. An accredited conservation architect or equivalent should be engaged at the outset of the design process to assist in determining the appropriate siting of the development in order to minimise the impact on the Protected Structure. It may be of benefit to discuss specific requirements, at pre-planning stage.”

The *Design Statement and Response to Request for Further Information - Design Statement* prepared by Reddy Architecture and Urbanism and the *Response to Request for Further Information*, prepared by Tom Phillips + Associates sets out the design principles for the proposed development, including the response to the Further information request.

The EIAR includes at Chapter 15 the *Architectural Heritage* prepared by Mullarkey Pendersen Architects, Conservation Architects and Appendix 15.1 is a *Historic Landscape Impact Assessment*, prepared by John Olley. In addition to a Visual Impact Assessment, prepared by Macroworks at Chapter 13.

The Protected Structure and its setting have informed the development of the proposed scheme. The curtilage of Dalguise House, the Protected Structure, is described in Section 15.2.3 as “*the house’s gardens and related buildings represent curtilage as outlined in DHLGH ‘Architectural Heritage Protection Guidelines for Planning Authorities’ (2011)’*”.

The *Historic Landscape Impact Assessment* concludes (Appendix 15.1 of the EIAR) that: “*The site of Dalguise is today but a fragment of the notable early nineteenth century designed layout. This fragment itself has undergone significant readjustment in its lifetime. Its setting in the wider landscape has also radically changed in those centuries; robbing it of yet more of its significance. As such its heritage value is limited. Like any landscape after nearly two hundred years it has radically changed its character as it matures and evolves, as trees and shrubs grow and decline, as the regimes of management or neglect change and as social and economic conditions dictate. Whilst the proposals for the future are radical they have responded to the site’s surviving assets and giving the house a central role in the development.*”

The Design of the Scheme has had regard to the Protected Structure and its setting and brings a number of the older structures into reuse, including Dalguise House, the Coach House, Entrance Lodge and Brick Lodge. The scheme is designed to provide a formal open space to the front of Dalguise House, framed by buildings with high quality materials. The Walled Garden directly behind the house comprises an edible garden. Both spaces and the café/restaurant at the Lower Ground Floor of Dalguise are open to the public. The proposed development provides an alternate entrance to the site and the majority of the car parking via Purbeck. This minimises the vehicular traffic at surface level along the retained avenue, which will be a shared surface, with limited passing bays. This minimal intervention to the avenue will ensure a significant number of the existing trees along the avenue are retained, which contributes to the character of the site.

4.12 Housing Policy

In addition to the policy support for increased housing delivery in Dublin, as outlined within the Core Strategy, this section sets out a number of key *Development Plan* policies relevant to new housing.

4.12.1 Residential Density

Section 4.3.1.1 of the Development Plan relates to residential density and contains Policy PHP18: Residential Density which states the following:



“It is a Policy Objective to:

- *Increase housing (houses and apartments) supply and promote compact urban growth through the consolidation and re-intensification of infill/ brownfield sites having regard to proximity and accessibility considerations, and development management criteria set out in Chapter 12.*
- *Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.”*

The proposed development has a gross residential density of 138 units per hectare and, having regard to the locational characteristics of the subject site, is compliant with local and national policy objectives which emphasise the requirement for increased residential densities on well located sites in existing urban areas.

This submission confirms that the proposed development has been designed to an appropriate scale to ensure it does not give rise to unacceptable impact upon the surrounding context from both a residential amenities and visual impact perspective.

Residential Density is discussed in Section 6.10 of this *Statement of Consistency*, in relation to Compliance with Development Management Standards outlined in the *Development Plan*.

4.12.2 Overall Housing Mix

Section 4.3.2.3 of the *Plan* relates to housing mix and contains Policy PHP27: Housing Mix which states:

“It is a Policy Objective to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided throughout the County in accordance with the provisions of the Housing Strategy and Housing Need Demand Assessment (HNDA) and any future Regional HNDA.”

The proposed development provides a range of residential unit types, including studios, one bedroom, two bedroom (three person), two bedroom (four person), three bedroom apartments and two bedroom houses. The 490 no. apartments Build to Rent units will provide a new form of housing in the local area. Part V units are also proposed.

Please refer to the enclosed *Housing Quality Assessment / Residential Amenity - RFI and Response to Request for Further Information - Design Statement* prepared by Reddy Architecture + Urbanism, which outlines further information in relation to unit type, mix and associated facilities.



4.12.3 Social Housing (Part V)

Policy PHP31: Provision of Social Housing in section 4.3.2.6 of the Development Plan notes the following respect of Social Housing (Part V):

“It is a Policy Objective to promote the provision of social housing in accordance with the Council’s Housing Strategy and Government policy as outlined in the DoHPLG ‘Social Housing Strategy 2020’. The Affordable Housing Act 2021 provides for 20% for social and affordable homes.”

The proposed development is subject to the requirements of the Part V of the *Planning and Development Act 2000* (as amended). The Applicant proposes to provide Part V units in accordance with Section 96(3)(iva):

“the grant to the planning authority, or persons nominated by the authority in accordance with this Part, of a lease under the Housing Acts 1966 to 2014 of houses on the land which is subject to the application for permission, or on any other land within the functional area of the planning authority, of such number and description as may be specified in the agreement”.

The Application documentation included information identifying the proposed Part V units, and related figures, Part V Calculations prepared by Hooke & McDonald and Reddy A+U Drawings:

- Proposed GA Plans – Block A (MKS-RAU-A-ZZ-DR-AR-100);
- Proposed GA Plans – Block B (MKS-RAU-B-ZZ-DR-AR-100);
- Proposed GA Plans – Block C (MKS-RAU-C-ZZ-DR-AR-100).

The Applicant anticipates that any consent that is forthcoming will include a Condition requiring that the Part V associated with the proposed development would be agreed with the Local Authority

4.12.4 Phasing Schedule

A phasing schedule for any such development shall be submitted with a planning application. Section 12.11.2.3 of the *Development Plan* refers to the phasing of residential developments within the curtilage of a protected structure:

“Where a Protected Structure is part of a larger development then the phasing of the works needs to ensure that those relating to the Protected Structure take place early on, preferably first, or in tandem (as agreed by the Planning Authority), so that the conservation, and use of the Protected Structure is secured at the start of the project.”

Section 12.3.4.4 further notes that a phasing schedule for such developments shall be submitted with a planning application.

A Phasing Plan prepared by Reddy Architecture and Urbanism (Drawings No. MKS-RAU-ZZ-XX-DR-A-110 Rev 2) is enclosed, this shows that the works to the Protected Structure are provided in Phase 1 of the development. The Phasing Plan has also informed the *Construction and Environmental Management Plan* prepared by Byrne Looby Consulting Engineers.



5.0 BUILD TO RENT

Chapter 4 of the *Development Plan* refers to the provision of Build to Rent accommodation.

Policy PHP28: Build to Rent and Shared Accommodation/Co-living Developments states the following:

“It is a Policy Objective to facilitate the provision of Build-to-Rent in suitable locations across the County and accord with the provisions of ‘Sustainable Urban Housing: Design Standards for New Apartments’, 2020 (and any amendment thereof). Proliferation of Built to Rent should be avoided in any one area. As the HNDAs does not support provision of shared accommodation there shall be a presumption against granting planning permission for shared accommodation/co-living development.”

Furthermore, section 4.3.2.4 notes:

“Build-to-Rent (BTR) accommodation will be facilitated at appropriate locations across the County in accordance with land use zoning objectives. For the avoidance of doubt, BTR is:

- *permitted in principle in areas zoned objective MTC (major town centre) and DC (district centre)*
- *open for consideration in areas zoned objective NC (subject to retaining an appropriate mix of uses), A, A1, and A2.*

BTR shall be located within a 10-minute walking time from high frequency public transport routes. BTR will be considered as a component part of achieving an appropriate mix of housing, however, a proliferation of Build-to-Rent in any one area shall be avoided.”

The proposed development includes 490 No. Build to Rent apartments (4 No. of which have the option of being used as short term lets for persons connected to the residents of the scheme). The site is zoned Objective A and the ‘Residential - Build to Rent’ use is therefore open for consideration.

The site is located 400m from a Dart Station and is therefore within a 10 minute walking time from a high frequency public transport route.

The *Response to Request for Further Information*, prepared by Tom Phillips + Associates, examines BTR development within 1km of the site area. There are no existing nor consented BTR schemes within 1km of the subject site and thus there is no proliferation of BTR development in the area.

The subject site, which is in proximity to high quality public transport, existing services and which proposes additional services is a wholly appropriate location for BTR development.



5.1 Build to Rent Accommodation Standards

Section 12.3.6 notes the following:

“All proposed BTR accommodation must comply with SPPR 7 and SPPR 8 as set out within the Design Standards for New Apartments, 2020 (and any amending SPPR as appropriate). In this regard applications for proposed BTR must clearly demonstrate compliance with the guidelines and include details in relation to:

- *The proposed ownership and operation by an institutional entity for a minimum period of not less than 15 years and no individual residential unit can be sold or rented separately for that period. A covenant or legal agreement shall be submitted and entered into in this regard.*
- *Proposed residential support facilities such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.*
- *Proposed resident services and amenities for communal recreational and other activities by residents.”*

“The quantum and scale of the proposed residential support facilities, services and amenities must have regard to and adequately support the number of future residents within the BTR scheme. BTR accommodation must comply with all apartment standards set out in Section 12.3.5.

A derogation with regard to in-unit storage may be considered where alternative, secure storage area can be provided on-site. All proposed units must provide for private open space in the form of a balcony, terrace, winter garden or roof garden. A reduction in the area of private open space serving each unit will only be considered in instances where at least an additional 10% high quality, useable, communal and/or additional compensatory communal support facilities are provided. On-site car parking must comply with the requirements set out in Section 12.4.5.

In all instances, the applicant shall clearly demonstrate that the BTR development is located within a 10 minute walking time from high frequency public transport routes.”

The proposed BTR Units are compliant with SPPR7 and SPPR8 of the 2020 Apartment Guidelines as detailed elsewhere in this report.

A *Draft Legal Covenant* is enclosed which restricts the use of the development as a BTR development for a minimum of 15 years and it is anticipated that the Planning Authority will condition that the development remain in use as such for a minimum period of at least 15 years.

The description of development notes that 490 No. of the 493 No. units are Build to Rent units. The proposed apartments provide the appropriate amount of storage as detailed in the enclosed *Housing Quality Assessment / Residential Amenity – RFI Report*, prepared by Reddy A+U.



The proposed development includes Resident Support Facilities (including concierge, round the clock management facilities 75 sq m, and waste management facilities) and Resident Services and Amenities (including *inter alia* gym, yoga room, co-working area, lounges, club house, library, music room) (total floor area 1,034 sq m). Residents will also have access to the proposed Childcare Facility (540 sq m) and the Restaurant (273 sq m) although these areas are not counted as Resident Services and Amenities.

Some 64% of the apartments are provided with private open space, in the form of a balcony, patio or terrace. The combined private open space and communal open space requirement for the apartments amounts to 5,704 sq m. Some 3,867 sq m communal open space is provided for the scheme, in addition to 1,995 sq m private open space (i.e., a total of 5,862 sq m private and communal open space combined).

The proposed development provides c. 5,759 sq m public open space which exceeds the required public open space requirement of 15% (5,370 sq m). The extent of communal open space and the Resident Services and Amenities ensure that sufficient communal facilities are provided at the site.

The proposed car parking does not meet the standard at Section 12.4 of the Development Plan, this is examined in more detail in Section 6.13 of this Report.

The *Development Plan* also acknowledges that derogations from unit mix may apply for build to rent units, Section 12.3.6 states:

“Where any derogations in standards including standards relating to unit mix, open space, car parking and storage are availed of, a condition should be attached to any grant of permission to state that planning permission must be sought for a change of tenure to another tenure model following the period specified in the covenant.”

[Our emphasis.]

The Applicant is willing to accept such a Condition.

The proposed development is located within 400m of a Dart Station, and within 200m of bus stops, and therefore complies with this policy for BTR developments to be within 10 minute walking time from high frequency transport routes.

5.2 Amenity Space in Build-to-Rent

Section 12.8.10 details the amenity space requirements for build-to-rent applications.

“In Built to Rent schemes, flexibility may apply in relation to the provision of a proportion of the private amenity space associated with individual units, and in relation to the provision of all of the communal amenity space, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This, however, shall be at the discretion of the Planning Authority, and shall be assessed on a case by case basis. The obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and to ensure residents enjoy an enhanced overall standard of amenity (consistent with SPPR8 of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2020’).



Having regard to any residential support structures proposed, where the communal amenity space associated with the Build-to-Rent scheme is still considered substandard, the Council may require a contribution in lieu, to be paid, by the Developer, to enhance and improve the public realm specific to the Build to Rent scheme.”

Some 64% of the apartments are provided with private open space, in the form of a balcony, patio or terrace. The combined private open space and communal open space requirement for the apartments amounts to 5,704 sq m. Some 3,867 sq m communal open space is provided for the scheme, in addition to 1,995 sq m private open space (i.e., a total of 5,862 sq m private and communal open space combined).

Furthermore, generous resident support facilities and residential amenities are provided throughout the scheme.

Having regard to the size and character of the site, the retained mature landscaping and the internal and external amenities, the proposed development will deliver a high-quality residential environment for the future residents.



6.0 DEVELOPMENT MANAGEMENT

Chapter 12 of the *Development Plan* has the stated aims of ensuring orderly and sustainable development through the use of objectives and standards for development management. Development standards pertinent to the subject site are summarised below.

6.1 Healthy Placemaking

Policy PHP35: Healthy Placemaking in section 4.4.1.1 of the *Plan* states the following:

“It is a Policy Objective to: Ensure that all development is of high-quality design with a focus on healthy placemaking consistent with NPO 4, 26 and 27 of the NPF, and RPO 6.1, 6.12, 9.10 and 9.11 of the RSES. Promote the guidance principles set out in the ‘Urban Design Manual – A Best Practice Guide’ (2009), and in the ‘Design Manual for Urban Roads and Streets’ (2013). Ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design.”

The proposed development complies with the *Urban Design Manual – A Best Practice Guide (2009)*, accordingly, we note that the proposed development has been fully assessed and designed with cognisance of the existing context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design.

6.2 Design Statements

Section 12.1.1.2 and Policy PHP44: Design Statements in Section 4.4.1.10 of the *Plan* requires the preparation of Design Statements for residential developments:

“It is a Policy Objective that, all medium to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq.m. or as otherwise required by the Planning Authority) submit a ‘Design Statement’ and shall be required to demonstrate how the proposed development addresses or responds to the design criteria set out in the ‘Urban Design Manual - A Best Practice Guide’ (DoEHLG, 2009) and incorporates adaptability of units and/or space within the scheme.”

A *Design Statement* prepared by Reddy Architecture and Urbanism was enclosed with the initial planning application documentation which responded to the *Urban Design Manual - A Best Practice Guide, 2009*. An updated *Response to Request for Further Information - Design Statement* prepared by Reddy Architecture and Urbanism is enclosed with the response to Further Information.



6.3 Public Realm Design

Policy PHP37: Public Realm Design and Policy PHP38: Public Realm Offering, in section 4.4.1.3 of the *Plan* states the following in respect of public realm:

“It is a Policy Objective that all development proposals, whether in established areas or in new growth nodes, should contribute positively to an enhanced public realm and should demonstrate that the highest quality in public realm design is achieved.”

“It is a policy objective to preserve and enhance the public realm offering in our towns and villages.

Dún Laoghaire-Rathdown County Council recognises the social and non-commercial value of the public realm and commercial activity is not the sole objective of outdoor public realm improvements. The Council will develop an outdoor realm policy that will enhance offerings including, but not limited to, street furniture; pedestrianisation of streets; outdoor vendors; safe, public breastfeeding spaces and litter management. All ages and backgrounds should be included in the consideration of public realm improvements.”

The design of the proposed buildings has also maximised the amount of active frontage at ground floor level to ensure natural surveillance and a positive relationship between the buildings and proposed public realm.

In addition to this, the proposed development provides an additional access point, in addition to facilitating the creation of further pedestrian and cycle connections between the subject site and surrounding streets to the east and west, enhancing the permeability of the public realm within the surrounding area. Importantly, the proposed development will also provide a significant quantum of public open space which incorporates large areas of green space, existing mature landscape features and shared surface/hard landscaped areas.

In accordance with this policy, Cameo and Partners has prepared the enclosed *Design and Access Statement*, and *Landscape Design Rationale* which illustrates the design rationale for the landscaping and measures proposed to ensure that the development complements the surrounding area and contributes positively to an enhanced public realm.

6.4 Building Height Strategy

Policy PHP42: Building Design and Height Section of the *Development Plan* states the following in respect of building height:

“It is a Policy Objective to:

- *Encourage high quality design of all new development.*
- *Ensure new development complies with the Building Height Strategy for the County as set out in Appendix 5 (consistent with NPO 13 of the NPF).”*



Appendix 5 'Building Height Strategy' further details Development Plan policy in relation to building height. Furthermore, Section 4.4 of the Development Plan notes the following in respect of building height:

"The Council policy in relation to building height throughout the County is detailed in three policy objectives as set out in the Building Height Strategy (BHS) (Appendix 5):

- *Policy Objective BHS 1- Increased Height.*
- *Policy Objective BHS2 – Building Height in areas covered by an approved Local Area Plan or Urban Framework Plan (UFP must form part of the County Plan).*
- *Policy Objective BHS 3 - Building Height in Residual Suburban Areas.*

The BHS also contains a detailed set of performance-based criteria for the assessment of height so as to ensure protection of the unique amenities of the County whilst also allowing increased height.

In accordance with the policies set out in the BHS, where an argument is being made for increased height and/or a taller building and the Applicant is putting forward the argument that SPPR 3 of the 'Urban Development and Building Height; Guidelines for Planning Authorities' (2018) applies, the Applicant shall submit documentation to show that compliance with the criteria as set out in Table 5.1 'Performance Based Criteria' of the BHS (see Appendix 5)."

Appendix 5 'Building Height Strategy' further details the Development Plan policy in relation to building height.

Section 4.4 sets out building height policies referred to above (BHS 1, 2 and 3). On the basis that the entirety of the subject site is within 1000m of a Dart Station, Policy Objective BHS 1: Increased Height is considered to apply to the proposed development, which states:

*"It is a policy objective to support the consideration of increased heights and also to consider taller buildings where appropriate in the Major Town Centres of Dún Laoghaire and Dundrum, the District Centres of Nutgrove, Stillorgan, Blackrock, and Cornelscourt, within the Sandyford UFP area, UCD **and in suitable areas well served by public transport links (i.e. within 1000 metre/10 minute walk band of LUAS stop, DART Stations or Core/Quality Bus Corridor, 500 metre/5 minute walk band of Bus Priority Route)** provided that proposals **ensure a balance between the reasonable protection of existing amenities and environmental sensitivities, protection of residential amenity and the established character of the area.** (NPO 35, SPPR 1& 3).*

*Having regard to the Building Height Guidelines and more specifically in order to apply SPPR 3 there may be instances where an argument can be made for increased height and/or taller buildings in the areas mentioned above. In those instances, any such proposals must be assessed in accordance with the **performance-based criteria** set out in table 5.1 which is contained in section 5. The onus will be on the applicant to demonstrate compliance with the criteria.*

Within the built-up area of the County increased height can be defined as buildings taller than prevailing building height in the surrounding area. Taller buildings are defined as those that are significantly taller (more than 2 storeys taller) than the prevailing height for the area."

The Strategy acknowledges that greater height can be provided on lands where it can be demonstrated that the proposal complies with the criteria outlined in Table 5.1 under Section 5 of Appendix 5, Building Height Strategy.

The proposed development is assessed against the ‘Performance Based Criteria’ outlined in Table 5.1 of the Building Height Strategy in the table below.

Table 6.1: Compliance of the proposed scheme with the Building Height Strategy.

Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
At County Level		
Proposal assists in securing objectives of the NPF, in terms of focusing development in key urban centres, fulfilling targets in relation to brownfield, infill development and delivering compact growth.		The subject site is located within an existing built-up area, its development contributes to the compact development of Dublin. The site is also an infill site, close to high frequency public transportation and is zoned for residential development.
Site must be well served by public transport – i.e. within 1000 metre/10 minute walk band of LUAS stop, DART Stations or Core/Quality Bus Corridor, 500 metre/5 minute walk band of Bus Priority Route - with high capacity, frequent service and good links to other modes of public transport.*		The site is located within c. 400 m of a Dart Station and is therefore well served by high capacity frequent public transport.
Proposal must successfully integrate into/enhance the character and public realm of the area, having regard to topography, cultural context, setting of key landmarks. In relation to character and public realm the proposal may enclose a street or cross roads or public transport interchange to the benefit of the legibility, appearance or character of the area.	Landscape and visual assessment by suitably qualified practitioner. Urban Design Statement. Street Design Audit (DMURS 2019).	Please refer to the accompanying <i>Landscape and Visual Impact Assessment</i> prepared by Macroworks (Chapter 13 of the EIAR); Photomontages prepared by Redline Studios; and <i>Design Statement</i> and <i>Response to Request for Further Information - Design Statement</i> prepared by Reddy Architecture and Urbanism. Roughan O’Donovan have prepared the <i>DMURS Statement</i> and the enclosed <i>Quality Audit</i> (incorporating a <i>Road Safety Audit</i>). The proposed development has been designed in response to the



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
		<p>site's characteristics and context. The site is an infill site and has limited direct connection with the public realm as it is set back from Monkstown Road by c. 80m.</p> <p>The scheme successfully integrates into the area, it utilises the topography of the site which is lower than some of the adjoining sites. The site layout has had regard to the setting of Dalguise House and has persevered a formal open space in front of the house and provided glimpsed views of the house from the avenue. Mature trees are also retained where possible.</p>
<p>Protected Views and Prospects: Proposals should not adversely affect the skyline, or detract from key elements within the view whether in foreground, middle ground or background. A proposal may frame an important view.</p>		<p>The subject site is not included in any protected views or prospects identified in Development Plan Maps. The relevant preserved views are at Seapoint Avenue and look out to sea, away from the subject site.</p> <p>The enclosed Photomontages prepared by Redline Studios and <i>Landscape and Visual Impact Assessment</i> prepared by Macroworks (Chapter 13 of the EIA) notes that there will be little effect on the critical character of the Monkstown ACA and the sensitive coastal character.</p>
<p>Infrastructural carrying capacity of area as set out in Core Strategy of CDP, relevant Urban Framework Plan or Local Area Plan.</p>		<p>The subject site is located within a serviced urban area, and the existing infrastructure is in place to cater to the proposed development.</p>
<p>At District/Neighbourhood/Street Level</p>		
<p>Proposal must respond to its overall natural and built environment and make a</p>	<p>Proposal should demonstrate compliance with the</p>	<p>Please refer to the <i>Design Statement</i> prepared by Reddy Architecture and Urbanism which</p>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
<p>positive contribution to the urban neighbourhood and streetscape.</p>	<p>12 criteria as set out in <i>Sustainable Residential Development in Urban areas, Guidelines for Planning Authorities, 2009</i>.</p> <p>Street Design Audit (DMURS 2019).</p>	<p>detailed compliance with the 12 criteria set out in <i>Sustainable Residential Development in Urban areas, Guidelines for Planning Authorities 2009</i>, which demonstrates that the proposed development responds to its natural and built environment.</p> <p>The proposed development will contribute to the neighbourhood and streetscape by delivering public open spaces and public access to the lower floor of the Protected Structure. The site has been heretofore in private ownership and not accessibly by the public.</p> <p>The subject site is designed so the majority of the traffic accesses the undercroft and Basement Level car parking directly from the Purbeck entrance.</p> <p>The existing Avenue is retained as a shared surface for pedestrian, cyclists and limited vehicles. It will retain its existing character through the provision of passing bays instead of being widened for its entire length.</p>
<p>Proposal should not be monolithic and should avoid long, uninterrupted walls of building in the form of slab blocks.</p>	<p>Design Statement.</p>	<p>Please refer to the initial <i>Design Statement</i> and the enclosed <i>Response to Request for Further Information - Design Statement</i> prepared by Reddy Architecture and Urbanism.</p> <p>As detailed in these reports, high quality materials and textures are used to articulate the facades of the proposed new buildings, the tone of materials for a number of the buildings has been amended at Further Information stage to better differentiate between buildings when seen from a</p>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
		distance in order that the buildings do not read as one mass.
Proposal must show use of high quality, well considered materials.	Design Statement. Building Life Cycle Report.	Please refer to the accompanying <i>Response to Request for Further Information - Design Statement</i> prepared by Reddy Architecture and Urbanism and the <i>Building Life Cycle Report</i> prepared by Metec Consulting Engineers and submitted with the Further Information Response. Materials selected are high-quality and durable.
Proposal where relevant must enhance urban design context for public spaces and key thoroughfares and marine or river/stream frontage.	Must also meet the requirements of “ <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009</i> ”.	The proposed development does not adjoin any public spaces or key thoroughfares; however, it does provide access to a previously private site, including new public open spaces adjacent to the protected structure, including an edible garden in the Walled Garden structure. Please refer to the enclosed <i>Flood Impact Assessment</i> (Further Information stage) prepared by McCloy Consulting Engineers in respect of the site’s relationship to the Stradbroke Stream.
Proposal must make a positive contribution to the improvement of legibility through the site or wider urban area. Where the building meets the street, public realm should be improved.		The proposed buildings do not adjoin the public street. However, the proposal will result in the site being opened to public access. Traffic on the existing avenue will remain limited, with most traffic directed to undercroft and Basement Level car parking. Thus the Avenue will retain its character as a shared space with limited vehicular traffic and the sense of arrival to Dalguise House will be retained.
Proposal must positively contribute to the mix of uses	Design Statement.	Please refer to the accompanying <i>Response to Request for Further</i>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
<p>and /or building/dwelling typologies available in the area.</p>		<p><i>Information</i>, prepared by Tom Phillips and Associates, and the <i>Response to Request for Further Information - Design Statement</i> prepared by Reddy Architecture and Urbanism.</p> <p>The proposed development introduces a Build to Rent scheme (in addition to 3 No. conventional houses) into an area with limited existing BTR provision. It also provides 490 No. BTR units in a part of the city, suitable for this form of development due to its proximity to the Dart, the services existing in the locality and provided within the scheme. The proposed development results in a new form of tenure in the locality.</p> <p>The scheme also provides a Childcare Facility and Restaurant, both of which will be open to the public.</p>
<p>Proposal should provide an appropriate level of enclosure of streets or spaces.</p>	<p>Design Statement.</p>	<p>Please refer to the <i>Design Statement</i>, and the <i>Response to Request for Further Information - Design Statement</i> prepared by Reddy Architecture and Urbanism and the <i>Landscape Design and Access Statement</i> prepared by Cameo and Partners.</p> <p>The relationship between the existing and proposed buildings and internal routes has been carefully considered in the design of the scheme. A formal central public open space has been retained in front of Dalguise House, the facades of the new structures around the central open space have be selected to frame that space.</p>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
<p>Proposal should be of an urban grain that allows meaningful human contact between all levels of buildings and the street or spaces.</p>		<p>The proposed development provides for an apartment scheme within an existing mature landscape, the positive attributes of the site, particularly mature trees, are retained and reinforced. Landscaping is designed to encourage active engagement with the different character areas, including the more formal central open space, more natural peripheral walks. The public uses (Childcare Facility, Restaurant) and the Residents Internal Amenity spaces are distributed throughout the site to encourage access.</p>
<p>Proposal must make a positive contribution to the character and identity of the neighbourhood.</p>		<p>The proposed development will open the site up to public access, allowing the public to <i>inter alia</i> enjoy Dalguise House, a Protected Structure, which will accommodate a publicly accessible Restaurant at Lower Ground Floor and a public open space within the Walled Garden to the rear, which is designed to accommodate an edible garden.</p>
<p>Proposal must respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring properties.</p>		<p>The design considers the adjoining developments, with the scale of the buildings decreasing where they are closest to the boundaries such as at the south and southwest of the site (Blocks J, I1 and I2). Mature boundary planting is retained where possible and supplemented to mitigate impacts.</p>
<p>At Site/Building Scale</p>		
<p>Proposed design should maximise access to natural daylight, ventilation and views and minimise overshadowing.</p>	<p>Must address impact on adjoining properties/spaces</p>	<p>Please refer to the enclosed <i>Daylight Sunlight and Shadowing Report</i> prepared by Metec Consulting Engineers.</p>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
<p>Proposal should demonstrate how it complies with quantitative performance standards on daylight and sunlight as set out in BRE guidance "Site Layout Planning for Daylight and Sunlight" (2nd Edition).</p> <p>Where a proposal does not meet all the requirements, this must be clearly identified and the rationale for any alternative, compensatory design solutions must be set out. On relatively unconstrained sites requirements should be met.</p>		<p>Please refer to the enclosed <i>Daylight Sunlight and Shadowing Assessment</i> prepared by Metec Consulting Engineers.</p> <p>In summary the assessment concludes:</p> <ol style="list-style-type: none"> 1. Access to natural daylight is promoted within the scheme, with the majority of the proposed units achieving target values. 2. Of the proposed units that are capable of receiving sunlight (i.e., those with a southern orientation) 93% (696 No. of 749 No. main windows assessed) achieve recommended values. 97% of windows (1191 No. of 159 No. rooms) achieve target values for daylight. 3. All of the proposed public and communal amenity spaces achieve target values. <p>Whilst the subject site is large for an urban infill site, it is constrained due to the need to retain the Protected Structure and older buildings at the site. The existing trees are one of the most attractive features of the site and the retention of as many of the mature good quality trees was a further 'constraint', which is supported by Development Plan policy to protect and preserve trees and woodlands.</p> <p>Furthermore, the proposed development has been designed in accordance with national and regional policy objectives pertaining to housing delivery and compact growth which require additional densities, particularly at locations in proximity to high</p>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
		<p>quality public transportation and identify increased building height as an important mechanism for achieving this.</p> <p>The units that do not achieve the relevant targets are compensated by factors such as views to mature trees, as detailed in Appendix D of the <i>Daylight Sunlight and Shadowing Assessment</i> prepared by Metec Consulting Engineers.</p> <p>The development also provides 5,759 sq m public open space (in excess of the 15% of site area required) and 3,867 sq m communal open space, a total of 9,626 sq m usable open space. (This figure excludes certain parts of the site that are available for use but may not be universally accessible due to level changes, which cannot be altered due to Root Protection Zones).</p> <p>The scheme also includes a childcare facility (540 sq m), café/restaurant (273 sqm), resident support facilities (75 sq m), and a wide range of residents' amenities (1,034 sq m).</p> <p>Residents of the scheme will have direct access to significant areas of public and communal open space including mature landscaping, a range of high quality communal residential amenities, and be within easy access of public transport and neighbourhood facilities.</p>
<p>Proposal should ensure no significant adverse impact on adjoining properties by way of</p>		<p>Please refer to the accompanying <i>Daylight, Sunlight and Overshadowing Assessment</i></p>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
<p>overlooking overbearing and/or overshadowing.</p>		<p>prepared by Metec Consulting Engineers.</p> <p>The proposed development will not result in any significant loss of daylight or sunlight received by the existing neighbouring properties. That Report concludes that <i>“It is our opinion that, after carrying out a comprehensive daylight, sunlight, and shadowing assessment of the proposed development using simulation modelling and comparing results achieved against the BRE Guidelines, this development achieves excellent results”</i>.</p> <p>We submit that the justification for adverse impacts or shortfalls from targets, includes that the proposed development will provide for public open space (which is larger than the area required under the Development Plan) and facilities open to the public (including restaurant and childcare facility), which will facilitate public access to this site which has heretofore always been in private ownership.</p> <p>Furthermore, the <i>Design Statement</i> and <i>Response to Request for Further Information - Design Statement</i> prepared by Reddy Architecture and Urbanism explains how the scheme is designed to reduce overlooking and overbearing impacts. See also the <i>Response to Request for Further Information</i>, prepared by Tom Phillips + Associates.</p> <p>In summary, the highest building within the site (Block E) is in a central location, other blocks reduce in scale to the boundaries, with the lowest scale Blocks (J and</p>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
		<p>I1 and I2) reducing to 4 and 3 storeys, respectively, at the rear of the site close to adjoining 2 storey houses. The retention of mature trees within the scheme, the addition of new landscaping ensures, and distance to boundaries ensures no significant overlooking and overbearing impacts arise.</p>
<p>Proposal should not negatively impact on an Architectural Conservation Area (ACA) or the setting of a protected structure.</p>		<p>A Design Statement prepared by Reddy Architecture and Urbanism is enclosed, in addition to the accompanying Architectural Heritage Assessment (Chapter 15 of the EIAR) prepared by Mullarkey Pendersen Architects, and the Landscape and Visual Impact Assessment (Chapter 13 of the EIAR).</p> <ol style="list-style-type: none"> 1. Due to the topography of the site and the existing development, it is considered that the impact of the proposed development on the Monkstown ACA public realm is slight. 2. The gate lodge on the Monkstown Road is the only building on the subject site, which lies within the Monkstown ACA. It is considered that the proposed works to restore the existing 19th Century Lodges and to give them new use will result in medium positive degree of change on these structures. It is considered that the restoration of the structures, to best conservation practice, will enhance the conservation significance of the site. 3. The impact on the setting of the Protected Structure will be considerable but should be



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
		<p>considered in the context of the pattern of change envisaged by a policy of intensification of suburban development in the wider area, as evidenced by the immediately adjoining sites which were also once single houses on large, landscaped plots. The proposed development is therefore a continuation of that well established intensification process. To mitigate the impact, the apartment blocks will be carefully located so as to retain the spatial centrality of Dalguise House itself and to allow views of the House to visitor as they approach along the historic carriage route. The new apartment blocks are located at such a distance from the house that its form can be still clearly seen and understood.</p> <p>4. The impact on the Protected Structure will be moderate (removal of non-original fabric) and negative (removal of original fabric). The provision of a long term sustainable use for Dalguise House and the other retained structures will give rise to moderate positive effects on architectural heritage.</p> <p>5. Works to retained buildings including the lodges, coach house, glass house and stable buildings will give rise to positive impacts on the structures themselves and the heritage of the lands.</p> <p>6. The construction of a block of apartments in the walled garden will bring about a very substantial change in character, however, works to the fabric of</p>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
		<p>the walled garden will give rise to a positive effect on the architectural heritage of these structures themselves and on the heritage of the Dalguise lands.</p>
County Specific Criteria		
<p>Having regard to the County's outstanding architectural heritage which is located along the coast, where increased height and/or taller buildings are proposed within the Coastal area from Booterstown to Dalkey the proposal should protect the particular character of the coastline. Any such proposals should relate to the existing coastal towns and villages as opposed to the coastal corridor.</p>	<p>An urban design study and visual impact assessment study should be submitted and should address where appropriate views from the sea and/or piers.</p>	<p>Please refer to the accompanying Photomontages prepared by Redline Studios and the <i>Landscape and Visual Impact Assessment</i> prepared by Macroworks (Chapter 13 of the EIAR) and <i>Design Statement</i> prepared by Reddy Architecture and Urbanism.</p> <p>The site is located away from the coast and does not impede any of the preserved views from Seapoint Avenue out to sea.</p> <p><i>"The tallest block of the proposed development can be seen rising between the vegetated middle distance skyline and the distant mountain profile and therefore the level of contrast is minimal. The apartment block does contribute marginally to the intensity and dispersal of multistorey development within this richly diverse coastal scene, albeit set back by a considerable distance from the coastline itself. It is not considered in the scale, nature or design of the development is conflicting with other development within this diverse vista and overall the magnitude of visual impact is considered to be Low-negligible, but of a marginally negative quality i.e. neutral and negative."</i></p> <p>The Landscape and Visual Impact Assessment notes:</p>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
		<p><i>"From the more sensitive receptors within the Monkstown ACA and from the Martello Tower at Seapoint, the proposed development tends not to be visible at all or is seen as back-lands development along south oriented access lanes from Monkstown Road."</i></p>
<p>Having regard to the high quality mountain foothill landscape that characterises parts of the County any proposals for increased heights and/or taller building in this area should ensure appropriate scale, height and massing so as to avoid being obtrusive.</p>	<p>An urban design study and visual impact assessment study should be submitted.</p>	<p>Please refer to the accompanying <i>Landscape and Visual Impact Assessment</i> prepared by Macroworks (Chapter 13 of the EIA) and the Photomontages prepared by Redline Studio and <i>Design Statement and Response to Request for Further Information - Design Statement</i> prepared by Reddy Architecture and Urbanism and the <i>Response to Request for Further Information</i>, prepared by Tom Phillips + Associates.</p> <p>The site is not located within the mountain foothill landscape and no associated impact will arise.</p>
<p>Additional specific requirements (Applications are advised that requirement for same should be teased out at pre planning's stage).</p>		<p>The Further Information Response prepared by the design team and submitted in July 2023 addresses the issues raised by the Local Authority.</p>
<p>Specific assessments such as assessment of microclimatic impacts such as down draft.</p>		<p>Chapter 16 of the EIA provides a <i>Microclimate-Wind Assessment</i> prepared by Metec Consulting Engineers.</p> <p>This Assessment concludes that once mitigation measures are in place acceptable wind velocities are achieved throughout the development and neighbouring areas.</p>



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
Potential interaction of building, materials and lighting on flight lines in locations in proximity to sensitive bird/bat areas.		An <i>AA Screening Report</i> and NIS and the Biodiversity Chapter (Chapter 8) of the EIAR have been prepared by ROD Consulting Engineers and are enclosed with this submission.
Assessment that the proposals allows for the retention of telecommunications channels, such as microwave links.		The proposed development is not anticipated to have any impact on telecommunication channels or microwave links due to its location.
An assessment that the proposal maintains safe air navigation.		The proposed development is of a similar scale to that previously permitted at the subject site and impact of air navigation was not identified as an issue previously. The tallest proposed building is 9 storeys, which is not high enough to impact on safe air navigation.
Relevant environmental assessment requirements, including SEA, EIA (schedule 7 information if required), AA and Ecological Impact Assessment, as appropriate.		The Response to Further Information includes a Sub-Threshold EIAR as per the Request for Further Information and as the 493 No. units proposed is close to the 500 No. unit threshold. A revised <i>AA Screening Report</i> and NIS, prepared by Byrne Looby are also enclosed with the Response to Further Information.
Additional criteria for larger redevelopment sites with taller buildings.		Unlike adjoining sites, which were once historic houses set in large sites and subject to incremental development, the proposed development of the site has been comprehensively considered through the proposed design. The design of the scheme has regard to the Protected Structure and mature landscaping.
Proposal should make a positive contribution to place making, incorporating new streets where appropriate, using		The proposed development provides for new public open spaces in this previously private residential site, which will result in



Compliance for All Such Proposals	DM Requirement (where relevant)	Scheme Compliance with Criteria
<p>massing and height to achieve densities but with variety and scale and form to respond to scale of adjoining development.</p>		<p>new destination spaces in the locality.</p> <p>It also opens the lower ground floor of the Protected Structure to public access by including a café/restaurant. The Ground Floor will comprise of residents amenities, again ensuring the building is enjoyed by the residents of the scheme. The landscaping includes paths that connect points of interest around the site.</p> <p>The scheme has sought to preserve the character of the Avenue by directly most vehicular traffic away from the Avenue and directly to the Undercroft and Basement Level Car Parking. The Avenue will be a lightly trafficked shared surface, thus retaining much of its current character.</p> <p>Proposed building heights are modulated to reduce to the rear of the site to boundaries, including to the rear of the site where heights reduce to 4 and 3 storeys.</p>
<p>For larger unconstrained redevelopment sites BRE standard for daylight and sunlight/any forthcoming EU standards on daylight sunlight should be met.</p>		<p>Whilst the subject site is large at 3.58 ha in area, it is a constrained site due to the need to preserve trees where possible and the need to retain Dalguise House (Protected Structure) and the associated historic buildings.</p> <p>The enclosed <i>Daylight, Sunlight and Shadowing Assessment</i> prepared by Metec Consulting Engineers demonstrates that the scheme largely meets the BRE targets for sunlight and daylight, with 93% compliance of those receptors capable of receiving sunlight.</p>



The proposed new development ranges between 3 and 9 storeys in height. In our opinion, allowing for the location of the site, quality of the design and the supporting assessments, a maximum height of 9 storeys can be accommodated at the site.

We refer to the *Planning Report*, prepared by Tom Phillips + Associates and enclosed with the initial application; the Response to Further Information prepared by Tom Phillips + Associates; *Landscape and Visual Impact Assessment*, prepared by Macroworks (Chapter 13 of the EIAR); Photomontages prepared by Redline Studios; *Architectural Heritage Section of the EIAR* (Chapter 15) prepared by Mullarkey Pendersen Architects; *Design Statement* prepared by Reddy Architecture and Urbanism; and the *Daylight Sunlight and Overshadowing Assessment* prepared by Metec Consulting Engineers.

In our opinion, the proposed design strategy, and importantly, the building height strategy, responds to the immediate setting of the Protected Structure through separation distances and reduction in height in proximity to Dalguise House.

Similarly, the proposed building height strategy has been designed to mitigate significant adverse impact upon neighbouring amenity, with the height tapering from 9 storeys at Block E in the centre of the site, to 6 and 7 storeys elsewhere and tapering to 3 and 4 storeys (including setbacks) towards rear of the site where the development is closer to existing residential dwellings (Blocks I1, I2 and J).

6.5 House Standards

Section 12.3.9 of the Development Plan relates to replacement houses:

“The Planning Authority has a preference for and will promote the deep retro-fit of structurally sound, habitable dwellings in good condition as opposed to demolition and replacement unless a strong justification in respect of the latter has been put forward by the applicant. (See Policy Objective CA6: Retrofit and Reuse of Buildings and Policy Objective PHP19: Existing Housing Stock - Adaptation).

Demolition of an existing house in single occupancy and replacement with multiple new build units will not be considered on the grounds of replacement numbers only but will be weighed against other factors. Better alternatives to comprehensive demolition of, for example, a distinctive detached dwelling and its landscaped gardens, may be to construct structures around the established dwelling and seek to retain characteristic site elements.

The Planning Authority will assess single replacement dwellings within an urban area on a case by case basis and may only permit such developments where the existing dwelling is uninhabitable.

Applications for replacement dwellings shall also have regard to Policy Objectives HER20 and HER21 in Chapter 11. In this regard, the retention and reuse of an existing structure will be preferable to replacing a dwelling, and the planning authority will encourage the retention of exemplar nineteenth and twentieth century dwellings on sites in excess of 0.4 hectares. Applications for replacement dwelling within the rural area will be assessed under the provision of Section 12.3.10.4.”



The White Lodge which is to be demolished and replaced with 3 No. 3-bed houses is a structure, which is of no particular architectural interest. The above referenced policies HER20 and HER21 relate to Buildings of Vernacular and Heritage Interest and Nineteenth and Twentieth Century Buildings, Estates and Features.

The redevelopment of the White Lodge site allows for a wider mix of unit types to be provided within the site. The new 3-bed houses will provide high quality modern accommodation of similar quality to the proposed apartment development. The new houses have been designed to provide high quality accommodation, with modern layouts.

The proposed development provides for the reuse and retrofit of the historic structures at the subject site, including two gate lodges, the Coach House and Dalguise House itself, thus securing the retrofit and reuse of the heritage and vernacular structures on site.

The enclosed *Housing Quality Assessment / Residential Amenity - RFI and Report Response to Request for Further Information - Design Statement* prepared by Reddy Architecture and Urbanism, demonstrates the relevant standards for the development of houses are met in the new build houses including the gardens.

6.6 Dual Aspect In Apartments

Section 12.3.5.1 of the *Development Plan* notes that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.

We note that 54% of the apartments are dual aspect. Accordingly, the proposed development complies with this Development Plan requirement.

6.7 Separation Distances

Section 12.3.5.2 refers to separation distances.

“All proposals for residential development, particularly apartment developments and those over three storeys high, shall provide for acceptable separation distances between blocks to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects and provide sustainable residential amenity conditions and open spaces.

A minimum clearance distance of circa 22 metres, in general, is required, between opposing windows in the case of apartments up to three storeys in height. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design. In certain instances, depending on orientation and location in built-up areas, reduced separation distances may be acceptable. In all instances where the minimum separation distances are not met, the applicant shall submit a daylight availability analysis for the proposed development of circa 22 metres, is generally required, between opposing windows in the case of apartments up to three storeys in height. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design. In certain instances, depending on orientation and location in built-up areas, reduced separation distances may be acceptable. In all

instances where the minimum separation distances are not met, the applicant shall submit a daylight availability analysis for the proposed development.”

The Reddy A+U Site Proposed Garden Level Drawing (Dwg No. MKS-RAU-ZZ-00-DR-AR-100 Rev P02) provides separation distances across the site and to neighbouring dwellings, these distances have not altered a Further Information stage.

The issue was also addressed in the initial planning application including the *Design Statement* prepared by Reddy A+U provides further information in relation to the separation distances, as does the *Response to LRD Opinion*, prepared by Tom Phillips + Associates in association with the Design Team.

The majority of the apartments within the scheme achieve minimum or greater separation distances. Where the units are less that 22m apart it is one face of a corner unit, which has a second facade with at least a 22m separation distance to the next building and views to landscaping or intervening mature trees, windows are also arranged to avoid directly facing windows. Therefore, an adequate level of privacy is provided.

6.8 Internal Storage and External Storage

Table 12.3 of the Plan outlines the Minimum Storage Space Requirements for residential developments. An extract of this is provided below

Minimum Requirements	
One Bedroom	3 sq.m.
Two Bedroom (3 person)	5 sq. m.
Two Bedroom (4 person)	6 sq. m.
Three Bedroom	9 sq.m.

Figure 6.1: Apartment Mix Requirements. (Source: *Dún Laoghaire Rathdown County Development Plan 2022-2028.*)

In addition, the following requirements are noted;

- *Storage should be additional to kitchen presses and bedroom furniture.*
- *Hot press/boiler space will not count as general storage.*
- *No individual storage room should exceed 3.5 sq.m. and shall be provided within the apartment unit.*
- *Apartment schemes should provide external storage for bulky items outside individual units (i.e. at ground or basement level), in addition to the minimum apartment storage requirements. These storage units should be secure, at ground floor level, in close proximity to the entrance to the apartment block and allocated to each individual apartment unit.*

Details of appropriate storage provided as part of the proposed unit layouts have been prepared and are outlined in the enclosed drawing pack and associated *Housing Quality Assessment / Residential Amenity - RFI Report*, prepared by Reddy Architecture and Urbanism. The scheme is compliant in this regard.

6.9 Dwelling Size and Mix

The proposed apartment unit mix for the 490 No. BTR apartments complies with the *Sustainable Urban Housing Design Standards for New Apartments, 2020* and specifically SPPR 8(i), which relates to BTR development and which states:

“No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise”.

Development Plan Table 12.1: Apartment Mix Requirements requires that a minimum of 20% of apartments in schemes of 50+ Units in built up areas must be 3+ bed units.

Area	Threshold	Mix Studio/1/2 bed Requirement (Apartments and duplexes)	3+ bed Requirement (Apartments)
New Residential Community (See figure 2.9 Core Strategy Map)	Schemes of 50+ units	Apartment Developments may include up to 60% studio, one and two bed units and with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 40% 3+ bedroom units
Lands within SUFP	Schemes of 50+ units	Apartment Developments may include up to 60% studio, one and two bed units with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 40% 3+ bedroom units
Existing Built up area.	Schemes of 50+ units	Apartment Developments may include up to 80% studio, one and two bed units with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 20% 3+ bedroom units

Figure 6.2: Table 12.1 of the Development Plan, Apartment Mix Requirements. (Source: *Dún Laoghaire-Rathdown County Development Plan 2022-2028*.)

The *Development Plan* initially stated at Section 12.3.3 that a proportion of BTR units are required to be 3-bed units.

“That the requirement for certain percentages of 3-bed units in apartments shall apply to Build To Rent developments to accord with mix on page 233”.

However, a Minister’s Direction under Section 31 of the *Planning and Development Act 2000 (as amended)* entitled *Planning and Development (Dun Laoghaire Rathdown County Development Plan 2022-2028) Direction 2022*, signed 28th September 2022, has since been issued which directed, *inter alia*, the Planning Authority to:

“Delete the following text after the first paragraph of section 12.3.3 Quantitative Standards for All Residential Development from the adopted Development Plan:



“That the requirement for certain percentages of 3-bed units in apartments shall apply to Build To Rent developments to accord with mix on page 233”.

The Development Plan was updated to this effect.

The proposed development provides 3.2% three bed units, including the three houses.

Table 6.3: Unit Mix breakdown for the proposed scheme.

Unit Type	Number	Percentage of Total Units
Studio	2	0.4%
1 bed	289	58.6%
2 bed (3 person)	20	4.1%
2 bed (4 person)	166	33.7%
3 bed	16	3.2%
Total	493 No.	100%

The *Development Plan* also acknowledges that derogations from the standard apartment scheme unit mix may apply for build to rent units, Section 12.3.6 states:

“Where any derogations in standards including standards relating to unit mix, open space, car parking and storage are availed of, a condition should be attached to any grant of permission to state that planning permission must be sought for a change of tenure to another tenure model following the period specified in the covenant.”
[Our emphasis.]

We further submit that this unit mix accords in full with the requirements of the SPPR8(i) of the *Sustainable Urban Housing Design Standards for New Apartments, 2020*.

In addition, Section 12.3.3 of the Development Plan requires that applications received in both new residential communities and within the residual built up area shall include:

- *Details of existing and permitted unit types within a 10-minute walk of the proposed development.*
- *A detailed breakdown of the proposed unit type and size including a percentage split between 1/2/3+ bed units which in the case of apartments (and duplexes) shall generally be in accordance with Table 12.1.*
- *A site and/or floor plans that clearly identify proposed units that:*
 - *Are designed and located having regard to the needs of older people and/or persons with a disability.*
 - *Are designed having regard to the concept of lifetime adaptable and/or multigenerational homes.*
- *A statement outlining how the scheme has been designed for the needs of older people and / or persons with a disability and / or lifetime homes.*



- *No more than 10% of the total number of units in any private residential development may comprise of two-bedroom three-person apartment types.”*

In accordance with the *Development Plan*, a variety of dwelling unit types and sizes are proposed as part of the scheme, which will be suitable for a variety of household types. However, the BTR units are not required to conform to the provision of 3-bed units detailed in Table 12.1 of the *Development Plan*.

The proposed floor plans, prepared by Reddy Architecture and Urbanism, demonstrate that the units are design in accordance with Part M of the Building Regulations and the needs of older people and/or persons with a disability are met. The paths through the site between buildings and points of interest are designed to Part M of the Building Regulations, the exceptions are where existing levels cannot be altered due to existing levels and root protection zones of trees to be retained (such as in the northeast corner of the site and the northern section of the wooded area at the western side of the site). However, these spaces do not count towards communal or public open spaces.

The scheme caters to people at all life stages, are accessible. The operator’s aim is that the residential community would be a sustainable long-term community of people and therefore the range of unit types allow for a range of household types and for flexibility as a resident’s needs change over time. The range of unit types, proximity to the residents’ amenities and open spaces means that residents can choose different units within the site as meets their needs at any given time.

The Applicants have specifically identified the smaller blocks at the rear of the site (Block I1 and I2) as being appropriate for the use of older residents, under their Active Living branding. These 24 No. units are all dual aspect, mostly have private amenity spaces and consist of 1 bed units, 2-bed 3 person units and 2-bed 4 person units. The Response to RFI Item 2 detailed in the enclosed *Response to Request for Further Information - Design Statement* prepared by Reddy Architecture + Urbanism and the *Response to Request for Further Information*, prepared by Tom Phillips + Associates addresses this issue further. In summary Greystar, the future operator of the scheme, intends to restrict the marketing of the Block I1 and I2 units to the 55+ age for the first 12 months, but it is not proposed that occupation would be restricted by Condition in the context of a housing shortage in case there is insufficient demand and certain units remain unoccupied for extended periods of time.

Some 4.1% of the apartment units consist of 2- bed 3-person units, which is consistent with the *Development Plan*.

6.10 Residential Density

The *Development Plan* states that site densities should be determined with reference to the *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities’ (2009)*, as outlined in Section 12.3.3.2:

“In general, the number of dwellings (houses or apartments) to be provided on a site should be determined with reference to the Government Guidelines documents:

- *‘Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities’ (2009).*



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

The proposed development will have a density of 138 units per hectare.

The locational characteristics of the site in the context of residential density is further discussed in relation to national guidelines and Policy RES5 in Section 3.1, 3.3, 3.5, 3.11 and 4.13.1 of the *Statement of Consistency*.

We contend that this is appropriate for the subject site, having regard to *National Planning Framework*, which promotes higher residential densities at well located, serviced urban locations.

6.11 Refuse Storage

Section 12.3.4.7 of the Plan requires that adequate refuse areas are provided:

“Adequate refuse storage, recycling and composting areas, and future expansion of separated waste disposal for residential developments shall be adequately catered for. In the case of communal refuse storage provision, the collection point for refuse should be accessible both to the external collector and to the resident and be secured against illegal dumping by non-residents. In the case of individual houses, the applicant shall clearly show within a planning application the proposed location and design of bin storage to serve each dwelling and having regard to the number of individual bins required to serve each dwelling at the time of the application and any possible future requirements for refuse storage/collection. (See also Appendix 6).”

Apartments have adequate space to segregate wastes. Waste Storage points are provided at Block A, within the Basement Car Park, Block H and adjoining Block J and the Coach House.

Please refer to the *Operational Waste Management Plan* prepared by AWN at Appendix 18.2 of the EIAR.

6.12 Minimum Apartment Floor Areas and Additional Apartment Design Requirements

All apartment developments shall accord with or exceed the minimum floor areas indicated in the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities*, (2018), as set out in the Table 12.4 of the *Development Plan*. In this regard, the areas listed are minimum standards and should not be taken as the norm for all developments; higher floor areas will be encouraged throughout the County.

“In order to safeguard standards, the majority of apartments in any proposed scheme of 10 or more shall exceed the minimum floor area standard for any combination of 1, 2 or 3 bed, by a minimum of 10% (excluding studios).”*

“Ground level apartment floor to ceiling heights shall be a minimum of 2.7 metres and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use.

A maximum of 12 apartments per floor per core may be provided in apartment schemes*

** Not applicable to BTR development in accordance with SPPR 8."*

Some 21% of the apartments exceed the apartment size standard by at least 10%, although as acknowledged by the Development Plan and in accordance with the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2020* this is not required as the units are BTR.

Apartment floor areas and associated standards are provided for each unit in detail in the enclosed *Housing Quality Assessment / Residential Amenity - RFI Report* prepared by Reddy Architecture and Urbanism.

6.13 Car Parking Standards

Car parking requirements are set out in Section 12.4 and Table 12.5 of the Development Plan. The subject site intersects Parking Zones 2 and 3.

Land Use		Zone 1 MTC Areas and Blackrock	Zone 2 Near Public Transport	Zone 3 Remainder of County (non-rural)	Zone 4 Rural
Houses:	Criterion	Maximum	Standard	Standard	Standard
House 1 bed	unit	1	1	1	Case by case
House 2 bed	unit	1	1	1	Case by case
House 3 bed or more	unit	1	2	2	Case by case
Apartments and Sheltered Housing:					
Apt 1 bed	unit	1	1	1*	Case by Case
Apt 2 bed	unit	1	1	1*	Case by Case
Apt 3 bed +	unit	1	2	2*	Case by Case
Education:	Criterion	Maximum	Maximum	Maximum	Maximum
Childcare	GFA (including set down)	1 per 80	1 per 60	1 per 40	1 per 40
Leisure:	Criterion	Maximum	Maximum	Maximum	Maximum
Restaurant, Café, Bar, Lounge > 100sqm	GFA	1 per 100	1 per 50	1 per 30	1 per 25

Figure 6.3: Car Parking Zones and Standards. (Source: *Dún Laoghaire Rathdown County Development Plan 2022-2028.*)

With specific regard to Build to Rent developments, Section 12.4.5.6 of the *Plan* states:

“For the purposes of the parking standards set out in Table 12.5 below Built to Rent development are considered to be residential apartments. Where a Built to Rent scheme avails of lower car parking based on the nature of the use a condition should be attached to any grant of permission to state that planning”



Based on the above standards, using the maximum provision up to 521 No. car parking spaces would be required to serve the proposed development.

Some 228 No. car parking spaces are provided in the scheme. There are 6 no. Car Share spaces to the south of Block F at Surface Level; 8 no. car parking spaces to the southwest of the site assigned to the café/restaurant in Dalguise House, and 6 no. car park/set down spaces for the Childcare Facility, which are located close to the Purbeck entrance and in the undercroft of Block B. There is one space for each of the 3 No. houses to the northwest of the site, and the remainder will be managed by the BTR operator on behalf of residents.

Section 12.3.6 of the *Development Plan* states in respect of BTR development:

“Where any derogations in standards including standards relating to unit mix, open space, car parking and storage are availed of, a condition should be attached to any grant of permission to state that planning permission must be sought for a change of tenure to another tenure model following the period specified in the covenant.”

[Our emphasis.]

Section 12.4.5.2 of the *Development Plan* note deviations from standards are acceptable in some circumstances:

- *“Proximity to public transport services and level of service and interchange available.*
- *Walking and cycling accessibility/permeability and any improvement to same.*
- *Availability of car sharing and bike / e-bike sharing facilities.*
- *Particular nature, scale and characteristics of the proposed development.”*

The Plan further states that *‘Any surface carparking should be suitably integrated into the site with soft landscaping proposals and have regard to SuDS’.*

Section 12.4.5.7 of the *Plan* notes:

“Residential developments of more than 50 units should have at least one loading bay and there shall be a ratio of not less than 1 loading bay per 100 units in larger developments. Loading bays shall be situated so as to minimise traffic hazard, reduce distance to carry goods and encourage its use for home deliveries. This standard may be relaxed if the planning authority consider it is appropriate based on the location and the nature/design of both the street and the residential development.”

In addition, dimension of parking and loading bays are noted within the Plan.

The proposed development provides 208 No. car parking spaces, at a ratio of 0.42 spaces per unit (excluding the Car Share spaces, and the spaces assigned to the Childcare Facility and Restaurant/Café), which having regard to the proximity to high quality public transport, mobility management measures and the central management associated with a BTR development results in an appropriate level of provision commensurate with precedents for permitted BTR Schemes in the County.

Dimensions of the parking bays and location of parking bays for persons with disabilities have been designed using national standards and best practice.



6.14 Bicycle Parking

The importance of bicycle parking is outlined in Section 12.4.6, which notes the requirement for the provision of bicycle parking to accord with ‘*Standards for Cycle Parking and Associated Cycling Facilities for New Developments*’ (2018) or any subsequent review of these standards, as published by Dún Laoghaire-Rathdown County Council. The Plan notes that within zones 1 and 2, the minimum standards set out in this policy document should be exceeded.

The Plan outlines the following considerations for bicycle parking within residential developments (of 5 units or more) (Section 12.4.6.2):

- *“Is the number of cycle parking spaces and footprint adequate and is there suitable provision for parking of oversized formats (cargo bikes etc)?*
- *Is the location of cycle parking convenient, appropriate and secure with adequate provision for covered parking?*
- *Is the cycle parking area accessible in terms of dedicated access routes with ramps and/or kerb dishing where required?*
- *Do the internal cycle access routes connect well with off-site cycle facilities – existing and proposed?*
- *Is there adequate and appropriately designed and integrated provision for ancillary cycling and pedestrian facilities including showers, locker / changing rooms and drying areas?”*

Secure long-term cycle parking is required for a development of this scale, and this cycle parking must be covered and ‘*conveniently located within 50 metres of the destination and located near building access points where possible*’. There is also a requirement for new larger developments to provide cycle route links to the existing cycle network, alongside internal cycle permeability.

Section 12.4.6.1 of the *Plan* requires “*accessible and secure cycle parking, to cater for all types of cycles and for cyclists of all ages and abilities, is provided within new developments.*”

For residential developments of this scale, the Plan states that a Cycle Audit must be conducted.

The proposed development includes cycle parking facilities across the site. Please refer to the Cameo Partners *RFI Response Report* and Drawings *Bicycle Parking Quantum and Layout* (C0135 L9000 Rev 01) which identifies the location, type and quantum of cycle spaces for each block and provides a cycle parking schedule and *Bicycle Access Strategy* (C0135 L9002 Rev P01) which identifies the routes to the cycle parking.

The proposed scheme is compliant in terms of the quantum of cycle parking provided, by both the *Apartment Guidelines 2022* and DLRCC’s *Standards for Cycle Parking and associated Cycle Facilities for New Developments*.

The *Apartment Guidelines* provides no specific preference to cycle parking type, however, the DLR guidelines state that the preferred type of cycle parking stand is the ‘Sheffield’ cycle stand.



- Relative to the DLR requirements, an additional 226 No. long stay spaces (+ 46% over requirement) and 147 No. Short Stay spaces (+ 137% over requirement) are provided.
- All 255 No. short stay cycle parking spaces are Sheffield stands (147 No. more than required to meet the DLR standards or 236% of the DLR Standard requirement). It is considered more important to provide Sheffield stands for short stay cycle parking, than for long term cycle parking due to frequency of use/length of stays.
- 60 No. long stay cycle parking spaces are Sheffield stands (or 12% of those required under the DLR standards). Whilst the DLR Standards identify a preference for Sheffield stands, the area of space required for the 490 No. long stay spaces would have significant impacts on the amount of built space required at basement which in turn would further impact on the retention of trees (as detailed in the CEMP, the construction of the basement has been designed to avoid certain trees) and the built structures in the landscape. Single stackers are proposed for the majority of long term spaces, on the basis that residents will be familiar with their cycle parking spaces and will find these spaces easy to manage.
- The DLR standards require short stay cycle spaces to be located within 25m of the building entrance and long stay cycle parking to be within 50m of a building entrance. Of the 598 No. cycle parking spaces required by the DLR Standards, 589 No. (or 98.5%) are within the 25m/50m distances for short/long term cycle parking. In respect of Block C, 7 No. of the 48 No. long stay spaces required are more than 50m from the building entrance. In respect of Block G, 2 No. of the 76 No. long stay spaces required are over 50m from the building entrance.
- There are 20 No. Cargo Bike spaces provided. Some 16 No. at Basement Level (close to the cores of Block D (10 No.), Block E (3 No.), Block F (1 No), and Block G (2 No.)). The 4 cargo bike spaces at grade are located between Block J and the Coach House (2 No.), between Blocks E and F (1 No.) and between H and I2 (1 No.). The provision of cargo bike parking is distributed across the site allowing for access for different residents. As a BTR development with a strong central management regime the developers would be able to increase provision of cargo bike parking, subject to relevant planning considerations, should further demand from residents arise. All indoor/undercroft Cargo bike spaces will be provided with charging facilities. In summary, the scheme includes high quality cycle parking provision. Residents and visitors are well catered to and will benefit from a range of cycle parking options.

The enclosed Quality Audit prepared by PMCE for ROD Consulting Engineers, which includes a cycle audit.

6.15 Motor Cycle Parking

It is an objective of the Council to require developments to provide motorcycle parking spaces at a minimum of four or more spaces per 100 car parking spaces (Section 12.4.7). The type of motorcycle stand and typical parking layout should be in accordance with the Council's Cycling Policy Guidelines and Standards with a spacing of 1 metre to allow the parking of one motorcycle per stand.



Some 8 no. motor cycle spaces are provided within the Basement Car Park. The dimensions of these spaces accord with relevant standards.

6.16 EV Parking Facilities

Section 12.4.11 of the *Development Plan* relates to the provision of Electric Vehicle charging points.

The Development Plan requires that residential multi-unit developments requires that a minimum of one car parking space per five car parking spaces should be equipped with one fully functional EV Charging Point. Ducting for every parking space shall also be provided.

For new dwellings with in-curtilage car parking - the installation of appropriate infrastructure to enable installation of a recharging point for EVs at a later stage is required.

The proposed development complies with the requirements relating to EV Parking Facilities. Ducting will be provided for 100% of the car parking spaces, and 20% will be enabled from commencement of operation. See enclosed drawings from Metec Consulting Engineers

- Electrical Services Installation Basement Level EV Charging Layout, MKS-MET-ZZ-01-DR-E-6901 Rev 03
- Electrical Services Installation Ground Level EV Charging Layout Sheet 1 of 2, MKS-MET-ZZ-ZZ-DR-E-6902A Rev P02
- Electrical Services Installation Ground Level EV Charging Layout Sheet 2 of 2, MKS-MET-ZZ-ZZ-DR-E-6902B Rev 02.

6.17 Emergency Access

Emergency Access In some circumstances large-scale developments, which could result in a significant level of peak and/ or off-peak travel, and residential developments greater than 300 units shall provide for duplicate access or other means approved by the Planning Authority for emergency use/access. This shall also allow access for pedestrians and cyclists. The Councils Transportation Section will ascertain whether an additional access is required. This will be dealt with on a case-by-case basis through the pre-planning process.

An emergency access route connects the Purbeck entrance to the existing avenue (and thus the existing entrance at Monkstown Road) via the north eastern boundary of the site. This is a route treated with reinforced grass solution which will blend with the adjoining landscaping and will only be used by emergency vehicles.



6.18 Landscape Design Rationale

Section 12.8.1 of the *Development Plan* outlines the requirement for inclusion of a Landscape Design Rationale Report to be prepared by a qualified Landscape Architect or suitably qualified Landscape Professional, for the consideration of the Parks and Landscape Services Department.

The landscape design rationale should also address the following:

- Ecosystems services and carbon capture approach.
- Urban Greening.
- Biodiversity including pollinator friendly approach.
- Sustainable Drainage Systems.
- Maintenance without the use of chemical.
- Nature Based Play.

Such proposals shall include a scaled Landscape Plan(s) (as also required in Section 12.1.1.3) including:

- Cross-sections, where applicable, indicating the layout and hard and soft treatments of all boundaries, features, external areas, and green spaces.
- Specifications for materials, workmanship, and maintenance, together with proposed design details.
- Hard landscape details are to include, where applicable, any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features.
- Soft landscape details are to include, detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation, and spacings.
- A Landscape Plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and a defects liability clause.
- Regard should also be had to Policy Objective OSR14: Play Facilities and Nature Based Play.

A Landscape Design and Access Report and Landscape Design Rationale prepared by Cameo and Partners, were submitted with the Planning Application documentation, which details how the proposed development will accord with the above principles. These are supplemented by the RFI Response Report prepared by Cameo and Partners and enclosed drawings including the Landscape Masterplan – Ground Floor, C0135 L103 Rev 04.

The Applicant welcomes a Condition relating to the implementation and maintenance of the landscaping. The Applicants are mindful that the high-quality landscape will be one of the unique characteristics of the scheme.

6.19 Public Open Space

Section 12.8.3.1 outlines the public open space requirements for residential developments, as shown below.

Location:	Public Open Space Standards (minimum):
Residential Development in new residential communities as shown in the Core strategy – figure 2.9.	15% (of site area)
Residential Development in the existing built up area.	15% (of site area)
Institutional and Redevelopment of SNI use	25% (of site area)

Figure 6.5: Public Open Space Requirements for residential developments. (Source: *Dún Laoghaire Rathdown County Development Plan 2022-2028.*)

The proposed development provides 5,759 sq m public open space, at which exceeds the required public open space requirement of 15% (5,370 sq m).

As a result, the proposed development maintains the open character of the lands, together with the incorporation of the distinct, mature and characterful landscape features such as the walled garden and the majority of the mature trees. The proposed public open space has been designed to protect the landscape character of the site whilst ensuring the provision of large, accessible and usable areas of open space.

The proposed development provides open space of exceptional quality and unlocks a significant quantum of urban greenery that is currently inaccessible to the public. It is considered that the proposed quantum of open space provided by the development is acceptable.

6.20 Private and Communal Open Space

Private Open Space requirements for apartments, as extracted from Section 12.8.3.3 of the *Development Plan*, are shown below.

Type/No. of bedrooms	Minimum square metres
Studio	4 sq. m.
One	5 sq. m.
Two (3 persons)	6 sq. m.
Two (4 persons)	7 sq. m.
Three	9 sq. m.
Four +	12 sq. m.

Figure 6.6: Balconies/Winter Gardens: Minimum Private Open Space Standards for Apartment Developments. (Source: *Dún Laoghaire Rathdown County Development Plan 2022-2028.*)

The *Development Plan* states the following in respect of private open space in relation to BTR developments:

“Where a Built to Rent scheme avails of lower private amenity space based on the nature of the use a condition should be attached to any grant of permission to state that planning permission shall be sought for a change of tenure to another tenure model following the period specified in the covenant.”

Further to this, Section 12.8.7 of the *Plan* notes the following in relation to private open space:

“In all instances, private open space should not be unduly overshadowed and where there is the potential for the proposed development to overshadow or overlook existing/future development adjoining the site, minimum separation distances to boundaries should be increased.”

Communal Open Spaces for apartments, as per Section 12.8.3.2 of the *Development Plan*, are shown below.

Unit Type	Minimum Area per Unit
Studio	4 sq. m
One Bed	5 sq. m
Two bedrooms (3 bed)	6 sq. m
Two bedrooms (4 bed)	7 sq. m
Three bedrooms	9 sq. m
Four +	12 sq. m.

Figure 6.7: Communal Open Space Standards. (Source: *Dún Laoghaire Rathdown County Development Plan 2022-2028.*)



The Plan further states that open space provision in residential schemes is required to accord to Section 28 Guidelines of the ‘Sustainable Residential Development in Urban Areas’ (2009) and ‘Sustainable Urban Housing, Design Standards for New Apartments’ (2020).

Section 12.8.3.2 of the Plan notes that communal open space should be for the exclusive use of the residents and should be an ‘accessible, secure, and usable outdoor space’.

Section 12.8.2 of the Plan states the following:

“All applications for residential schemes (including Built to Rent) should include a clear written schedule and colour coded drawing with public, private and communal open space provision identified. The written schedule shall include the County Development Plan requirements, the proposed provision and full details of any short fall.”

Section 12.8.5.1 in relation to the design of Open Space of the Plan is noted, and states:

“Public open spaces, within new development should be capable of providing opportunities for play e.g. playgrounds, small pitches, etc. Playgrounds on public open space should be carefully sited within residential areas to ensure they are both easily accessible and overlooked by dwellings, while not causing a nuisance to nearby residences.

In higher density residential schemes (in excess of 100 units per hectare), the quality of the open space becomes of paramount importance.”

Section 12.8.5.3 in relation to Communal Open Space Quality is also noted, and states:

“Communal amenity space within apartment and/ or housing developments should be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block. Designers must ensure that the heights and orientation of adjoining blocks permit adequate levels of sunlight to reach communal amenity space throughout the year in accordance with BRE 209 ‘Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice’, (2011). The communal open space should be visible from, and accessible to, the maximum number of units within the proposed scheme. Inaccessible, hidden or otherwise back land communal open space, and narrow linear strips of communal open space will not be acceptable.

Playgrounds in communal open space areas should be carefully sited within residential areas to ensure they are both easily accessible and overlooked by dwellings, while not causing a nuisance to nearby residences.

The provision and proper future maintenance of well-designed communal amenity space will contribute to meeting the amenity needs of residents within the development. In particular, accessible, secure and usable outdoor space is a high priority for families with young children, and for less mobile older people.”

Section 12.8.7.2 of the Plan in relation to boundaries states the following:

“Details of all existing and proposed boundary treatments, including vehicular entrance details, should be submitted as part of any planning application. These shall



include details in relation to proposed materials, finishes, and, in the case of planted boundaries, details in respect of species together with a planting schedule.”

Section 12.8.8 in relation *Financial Contributions in Lieu of Open Space* is noted, but it is considered that this section is not relevant, as open space proposed is in excess of that required.

The *Housing Quality Assessment / Residential Amenity - RFI Report*, prepared by Reddy Architecture and Urbanism details the provision of private open space. In summary, 64% of the apartments are provided with private open space in the form of balcony, patio or terrace. Whilst not all of the BTR units have a private open space, they are compensated by the provision of a greater area of communal open space as detailed in that Report.

The overall quantum of private and communal open space combined is 5,715 sq m (when private open space above the standard required for each unit is excluded from the calculation). Some 3,867 sq m communal open space is provided for the scheme, in addition to 1,995 sq m private open space (i.e., a total of 5,862 sq m private and communal open space). The enclosed *Housing Quality Assessment Residential Amenity RFI Report*, prepared by Reddy Architecture and Urbanism provides the calculations for the private and communal open space figures.

The proposed development provides 5,759 sq m public open space, which exceeds the required public open space requirement of 15% (5,370 sq m). See Cameo & Partners Drawing *Open Space Quantum* C0135 L9003 Rev 01, which identifies the communal and public open space areas.

The public and communal open space figures exclude other parts of the site, which are open spaces but which may not be universally accessible, such as the area to the west of Block D, which is steep in places, but where levels cannot be altered due to the retention of existing trees.

The design rationale for the formal play areas are detailed in the *RFI Response Report*, informal play is facilitated across the site as the open space areas provide a range of experiences. The open space provision combined with the quality of the landscape design results in an appropriate quantum of high quality amenity space for residents of the scheme.

The enclosed *Daylight Sunlight and Shadowing Assessment* prepared by Metec Consulting Engineers identifies that all of the proposed public and communal amenity spaces achieve target values for access to sunlight. The provision of open space areas within wooded areas will provide a different type of open space than is typically encountered in residential developments and these spaces are likely to be particularly attractive on rainy days.



6.21 Green Roofs / Blue Roofs

Applications for developments with a roof area $\geq 300\text{sq.m.}$ shall provide Green Roofs in accordance with 'Dún Laoghaire – Rathdown County Council's Green Roof Policy' (2020).

The proposed development includes Blue Roofs as part of the SuDS scheme conforms to the Green Roof Policy (2020).

6.22 Existing Trees and Hedgerows

Section 12.8.11 outlines requirements in relation to existing trees and hedgerows, including:

"New developments shall be designed to incorporate, as far as practicable, the amenities offered by existing trees and hedgerows.

New developments shall, also have regard to objectives to protect and preserve trees and woodlands (as identified on the County Development Plan Maps). The tree symbols on the maps may represent an individual tree or a cluster of trees and are not an absolute commitment to preservation. Decisions on preservation are made subject to full Arboricultural Assessment and having regard to other objectives of the Plan.

Arboricultural Assessments carried out by an independent, qualified Arborist shall be submitted as part of planning applications for sites that contain trees or other significant vegetation. The assessment shall contain a tree survey, implications assessment and method statement.

The assessment of the site in question will inform the proposed layout, in relation to the retention of the maximum number of significant and good quality trees and hedgerows. Tree and hedgerow protection shall be carried out in accordance with BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction – Recommendations', or any subsequent document. All requirements for Arboricultural Assessment should be determined at pre-planning stage."

And

"Where it proves necessary to remove trees to facilitate development, the Council will require the commensurate planting or replacement trees and other plant material. This will be implemented by way of condition. A financial bond may be required to ensure protection of existing trees and hedgerows during and post construction."

The proposed development has regard to the existing landscaping and particularly mature trees which add to the character of the site. The development is designed to balance the retention of good quality mature trees with the proposed new buildings. Approximately 300 additional trees are proposed to be planted.

An updated *Arboricultural Impact Assessment* prepared by Leinster Trees is enclosed, which assesses the trees on site and the impact of the proposed development.



The *Construction and Environment Management Plan*, prepared by Byrne Looby details specific piling proposals to protect particular trees close to the proposed excavation areas.

The Cameo and Partners Landscape proposals include trees that have been categorised into different types for different positions/areas within the landscape masterplan.

These include:

- Large parkland trees
- Native/naturalistic trees
- Ornamental trees
- Swale trees
- Edible trees
- Main avenue trees

The trees have been selected having regard to the existing landscaping which includes parkland trees, exotics and fruit trees encountered in historic gardens.

6.23 Play Facilities

Section 12.8.9 of the Development Plan details the requirements in respect of Play Facilities.

The extensive open space network proposed provides for a broad variety of play and play spaces, both formal and informal. The formal play spaces are identified in Cameo and Partners *RFI Response Report* and the enclosed drawings:

- C0135 L9005 Rev 01 *Play Space Layout Plan*
- C0135 L9010 Rev 01 *Play Zoom Plan Sheet 1/4*
- C0135 L9011 Rev 01 *Play Zoom Plan Sheet 2/4*
- C0135 L9012 Rev 01 *Play Zoom Plan Sheet 3/4*
- C0135 L9013 Rev 01 *Play Zoom Plan Sheet 4/4*

Three different types of play experience are proposed:

- Off the Ground, located within the western wooded area – which is elevated to minimise impact on root protection areas and provide for a different type of interactions with the trees.
- Natural Looking And Sculptural Play – timber and stone equipment to encourage climbing, jumping and balancing, located throughout the site.
- Naturally Occurring Play – encouraged by landscape features such as depressions and mounds.

6.24 Construction Management

Section 12.9 of the *Development Plan* outlines requirements in relation to air pollution, noise pollution and noise nuisance, noise, odour, and vibration generating uses, construction management plans, hours of construction and other construction considerations, such as interaction with site services and utilities. In addition, street lighting and lux level requirements are outlined.



A *Construction and Environmental Management Plan* has been prepared by Byrne Looby Consulting Engineers, with input from the wider Design Team, which considers the potential impacts associated with the proposed development and provides appropriate mitigation measures, having regard to the mitigation measures of the EIAR.

6.25 Heritage Policies

Section 12.11 of the Plan outlines requirements in relation to heritage, protected structures and archaeology policies. The Plan notes that *Archaeological Impact Assessments and Method Statements* are required in certain instances.

The proposed development has had regard to the *Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011)*. The Planning Application includes an Architectural Heritage Assessment prepared by Mullarkey Pedersen Architects at Chapter 15 of the EIAR. A *Historic Landscape Impact Assessment*, prepared by Dr John Olley is enclosed at Appendix 15.1 of the EIAR.

Archaeological impacts have also been assessed by IACL, see Chapter 14 of the EIAR and the associated Appendix 14.1, which details the archaeological test trenching carried out on site.

6.26 Impacts on Environment

Section 12.1.2 of the Plan outlines requirements in relation to Environmental Impact Assessment, and the following is noted:

"The Local Authority, (or An Bord Pleanála) may require an EIAR to be prepared if a proposal is likely to have a significant effect on the environment, even if the development is below the threshold. The Planning and Development Regulations 2001, as amended, specify mandatory thresholds above which Environmental Impact Statements (EIAR) are required in relation to types and scale of development proposals). All Planning applications undergo EIAR screening or preliminary assessment."

While the proposed development falls below the threshold for mandatory (500 units) an EIAR has been prepared in relation to the proposed development and accompanies this application.

6.27 Street Lighting

Section 12.4.4 of the Plan outlines the requirements for street lighting in new developments, and states the following:

"The lighting of roads and public amenity areas shall be provided in accordance with the requirements of Public Lighting Standards BS5489-1 EN 13201:2015 and further updates and also the Council's 'Public Lighting Installations in Residential and Industrial Areas Guidance Document'."

Policy Objective T30: Street Lighting is also noted (see Section 4.7 above).



Please refer to the enclosed Lighting Report and associated drawings, prepared by Metec Consulting Engineers. The proposed lighting has been split into two separate sets of drawings. The first set of drawings (entitled Site Lighting Layout) is designed to comply with the relevant standards. These lights relate to the vehicular routes (including the emergency access route to the northeast and the fire access route to the west of the site) and the primary pathways through the public open spaces areas and car parking. The second set of drawings (entitled Site (Feature) Lighting) is additional lighting that is not required to be designed to accord with the relevant Local Authority standards, however have been designed to comply with Part M of the Building Regulations. This includes pedestrian routes around the periphery of the site, some of which transect communal open spaces areas, others like the woodland walk to the northwest of the site are not counted as either communal nor public open space (due to steep level changes), these are not being taken in charge and are not on direct routes to Public Transportation and the site exits.

It should be noted that it is not proposed that the site, which comprises a BTR scheme, will be taken in charge but will be managed by the BTR operator.

6.28 Residential Density

Section 12.3.3.2 of the Plan states the following in relation to residential density:

“In general, the number of dwellings (houses or apartments) to be provided on a site should be determined with reference to the Government Guidelines document:

- *‘Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities’ (2009).*
- *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2020). As a general principle, and on the grounds of sustainability, the objective is to optimise the density of development in response to type of site, location, and accessibility to public transport. (See policy PHP18, Chapter 4).”*

The proposed development has a residential density of 138 units per hectare. The proposed scheme has had regard to the documents outlined in section 12.3.3.2 of the Plan. The proposed density of the scheme is considered appropriate, particularly when considering the location of the development, as well as proximity to public transport, and is also considered to represent sustainable development. As detailed in Section 4.6 above, the scheme is compliant with policy PHP18.

6.29 Road and Footpath Requirements

Section 12.3.4.1 of the Plan outlines road and footpath requirements, which states:

“The requirements set down in the Council’s ‘Taking in Charge Policy Document’, and ‘The Design Manual for Urban Roads and Streets’, (DMURS), 2019, will generally apply. Where an innovative layout is accepted by the Planning Authority variations to these requirements may be accepted. In allowing any deviation in the general requirements, the primary considerations will be the safety and convenience of pedestrians, cyclists and access for emergency vehicles. Continuous footpaths shall be



provided at junctions, and vehicular entrances, to facilitate people with ease of movement. At any such junctions where continuous footpaths are neither feasible nor appropriate, dished kerbs with tactile paving shall be provided to facilitate people with ease of movement.”

The Response to Further Information documentation includes further details relating to the permeability of the site. At the outset, it should be noted that it is not intended for the proposed development to be taken in charge by the Planning Authority.

The majority of cars will access the site via Purbeck and to the undercroft and basement parking. The entrance has been revised to provide a pedestrian crossing with tactile paving as shown in the enclosed Landscape Plans prepared by Cameo Partners (Landscape General Arrangement Ground Floor – Combined Plan, Dwg No. C0135 L103 Rev 02).

The main avenue is a shared surface, which will accommodate limited vehicular movement in addition to the majority of cyclists and pedestrians. Roughan O’Donovan Consulting Engineers have confirmed that no specific provision is required for the shared surface carriageway. Tactile warning paving is proposed at each interface with the other paths, as indicated on the landscape plans. This arrangement is wholly in compliance with Section 4.3.4 of DMURS, including, in particular, the following:

- Shared surface streets and junctions are highly desirable where movement priorities are low and there is a high place value in promoting more livable streets (i.e. homezones), such as on Local streets within Neighbourhood and Suburbs.
- The design includes verges that act as refuge zones allowing pedestrians to step on and off the carriageway to let cars pass. The provision of further tactile paving is not considered to be appropriate in the context of the historic setting and landscape at Dalguise House. There are numerous successful examples of shared use avenues in similar contexts, with similar road geometry and materials as prevail at Dalguise, for example, Howth Castle and Deer Park Golf Club beyond and Farmleigh, as well as many retail car parks – e.g. Sallynoggin retail park, Cornelscourt Convenience Shopping, Old Bray Road.

Please see Cameo Partners Drawing C0135 L103 Rev 02 titled Landscape General Arrangement Ground Floor - Combined Plan

6.30 Phased Development

Section 12.3.4.4 of the Plan outlines phasing requirements for larger developments, and states:

“No large developments over 100 residential units shall be permitted unless it can be demonstrated that adequate provisions for specified physical and social infrastructural requirements, including: roads, sewers, water mains, community, recreational and sporting facilities (indoor and outdoor), public transport, first and second level schools and shops are available at completion to support development. In addition, when considering proposals for development within the curtilage of Protected Structures a proposed phasing agreement should be provided (refer to Section 12.11.2.3). A phasing schedule for any such development shall be submitted with a planning application.”



A Phasing Plan prepared by Reddy Architecture and Urbanism (Drawings No. MKS-RAU-ZZ-XX-DR-A-110 Rev 02) is enclosed, this shows that the works to the Protected Structure are provided in Phase 1 of the development. The Phasing Plan has also informed the *Construction and Environmental Management Plan* prepared by Byrne Looby Consulting Engineers and submitted with the Response to Further Information. The site is located in an area with existing services and utilities, which will be extended into the site.

Assessments of social and community infrastructure prepared by Tom Phillips + Associates were provided with the Planning Application documentation (*Social Infrastructure Audit and Schools Demand Assessment*). These reports conclude there is sufficient social infrastructure in the area and the scheme will provide further social infrastructure for residents. The *Schools Demand Assessment* identifies the existing and schools under development in the local area and adjoining feeder areas. The existing schools and those under development and to be opened in the area will be sufficient to cater for the school going population of the scheme.

6.31 Management Companies and Taking in Charge

Section 12.3.4.5 of the Plan outlines the following in relation to taking in charge:

“In residential developments, which are not proposed to be Taken in Charge by the Council, evidence will be required that private Management Companies are to be set up by time of completion of the estate, and of which membership shall be compulsory for all purchasers of property.

If a development (or part thereof) is to be Taken in Charge by the Council the applicant shall agree, which areas are to be Taken in Charge, and this shall be clearly indicated on a site layout plan.

All areas not to be Taken in Charge by the Council, shall also be clearly indicated on a site layout plan, and shall be maintained and the responsibility of a properly constituted Private Management Company. These details shall be submitted with the planning application. All roads, footpaths, sewers, drains, lighting columns, mini-pillars, watermains, services and open spaces within the privately managed areas, irrespective of the management and maintenance regime to be put in place for these areas, shall be satisfactorily completed to the standard for development works as set out in the Council’s ‘Development Works Guidance Document’.

In this regard, the applicant shall have regard to the Department of the Environment, Community and Local Governments document ‘Taking in Charge of Residential Developments Circular Letter PD 1/08’, and ‘Circular Letter PL 5/2014’, the Departments ‘National Taking in Charge Initiative Report’, 2018, and the Council’s ‘Taking in Charge Policy Document’, ‘Development Works Guidance Document’, and any successor guidance with respect to taking-in-charge.”

It is not proposed that the scheme would be taken in charge. In advance of completion of the development, the Applicant will establish an Operational Management Company, (which will maintain, insure and repair the common areas of the Development, in accordance with the management structure of the OMC). The Applicant has prepared an outline Operational Management Plan which was submitted with the application



documentation. This OMP outlines the proposed management of communal spaces within the development. As an experienced BTR operator the developer is well placed to manage the common areas across the site.

A Draft Legal Covenant has been provided in relation to the use of the development as a BTR development for a minimum of 15 years (i.e., for the 490 No. BTR units) and a Condition is invited restricting the use of the development in accordance with a Legal Covenant.

Furthermore, the proposed scheme deviates from private open space, car parking standards and as per Section 12.3.6 of the Development Plan, it is anticipated that a condition will be attached to any grant of permission to the effect that:

“planning permission must be sought for a change of tenure to another tenure model following the period specified in the covenant”.

Thus, it is expected that the scheme will remain a BTR scheme unless further permission issues.

No part of the lands is proposed to be taken in charge and the site does not include any part of a public road.

The proposed development does not strictly conform to the taking in charge standards. The setting of the site is unique and the design of the scheme reflects the intention for the site to remain a high quality privately managed space with unique characteristics.

The design of the proposed development was informed by advice from a Fire Consultant and Disability Access Consultant in order to ensure adherence to the Building Regulation.

The Application site has an emergency fire access route along the northwest of the site, which connects the Purbeck entrance to the existing avenue, thus providing duplicate emergency access, as required for a residential scheme of more than 300 units.

The green/blue roofs have been designed to align with the Council’s Development Works Guidance Document through liaison with specialist to ensure an adequate approach was delivered. Please see enclosed the Byrne Looby *Engineering Services Report* and *Drainage Impact Assessment Report*, submitted at Further Information stage.

All Sewers, drains and watermains have been designed and will be constructed with the ‘Taking in Charge’ standards aligning with the IW standards.

In respect of lighting, Metec Consulting Engineers prepared the enclosed *Lighting Report* and associated drawings:

- MKS-MET-ZZ-ZZ-DR-E-6001A Rev P02 Electrical Services Installation - Site Lighting layout - Sheet 1 of 2
- MKS-MET-ZZ-ZZ-DR-E-6001B Rev P02 Electrical Services Installation - Site Lighting layout - Sheet 2 of 2
- MKS-MET-ZZ-ZZ-DR-E-6002A Rev P01 Electrical Services Installation - Site (Feature) Lighting layout - Sheet 1 of 2



- MKS-MET-ZZ-ZZ-DR-E-6002B Rev P01 Electrical Services Installation - Site (Feature) Lighting layout - Sheet 2 of 2

The proposed lighting has been split into two separate sets of drawings prepared by Metec: The first set of drawings (entitled *Site Lighting Layout*) is designed to comply with the relevant standards. These lights relate to the vehicular routes (including the emergency access route to the northeast and the fire access route to the west of the site) and the primary pathways through the public open spaces areas and car parking. The second set of drawings (entitled *Site (Feature) Lighting*) is additional lighting that is not required to be designed to accord with the relevant Local Authority standards, however have been designed to comply with Part M of the Building Regulations. This includes pedestrian routes around the periphery of the site, some of which transect communal open spaces areas, others like the woodland walk to the northwest of the site are not counted as either communal nor public open space (due to steep level changes), these are not being taken in charge and are not on direct routes to Public Transportation and the site exits.

6.32 Additional Apartment Design Requirements

Section 12.3.5.6 states the following in relation to apartment design requirements:

“Ground level apartment floor to ceiling heights shall be a minimum of 2.7 metres and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, Planning Authorities may exercise discretion on a case-by-case basis, subject to overall design quality.”

A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality, and compliance with building regulations.”*

The proposed development complies with these design requirements. Please refer to the *Housing Quality Assessment / Residential Amenity - RFI Report and Response to Request for Further Information - Design Statement* and suite of various drawings prepared by Reddy Architecture + Urbanism for clarification of this point.

6.33 Vehicular Entrances and Hardstanding Areas

Section 12.4.8 outlines requirements for vehicular entrances and hardstanding areas. Section 12.4.8.1 and 12.4.8.4 state, respectively:

“Vehicle entrances and exits shall be designed to avoid traffic hazard for pedestrians and passing traffic. Where a new entrance onto a public road is proposed, the Council will have regard to the road and footway layout, the traffic conditions on the road and available sightlines and will impose appropriate conditions in the interest of public safety. In general, for a single residential dwelling, the maximum width of an entrance is 3.5 metres. For a shared entrance for two residential dwellings, this may be increased to a maximum width of 4 metres. Each car parking space for a residential



dwelling shall have a minimum length of 5.5 metres depth to ensure the parked car does not overhang onto the existing public footway and a minimum width of 3 metres to allow for clearance from nearby wall/steps/boundary.

Proper provision shall be made for sightlines at the exit from driveways in accordance with the requirements in DMURS, and as appropriate to the particular road type, and speed being accessed.

Automatic electronic gates into residential developments are not favoured and should be omitted. Electronic or automatic gates are not acceptable in terms of road safety unless the entrance is set back from the back of the footway, to avoid the roadway or footway being obstructed by a vehicle while the gate is opening. In general, outward opening gates will not be considered acceptable. A minimum of a 1.2 metres access path shall be provided for each dwelling. Sufficient space shall also be provided for refuse storage and service metres (Section 12.3.4.7) cycle storage (Section 12.4.6) and urban greening and SUDS (see Section 12.4.8.3)."

And

"Boundary features such as walls, railings and gardens contribute to character and setting of Protected Structures and those areas which have been identified as ACAs and cACAs. Poorly designed off-street parking which involves the removal of boundary walls, gate piers, railings and gates can have an effect on the setting and appreciation of the building, groups of buildings and the wider streetscape and will not generally be permitted.

In areas characterised predominately by pedestrian entrances, new or widened vehicular entrances will be resisted. Where existing rear site vehicular access exists or can be easily provided, off-street parking to the front will generally not be permitted.

All proposals for off-street parking will be considered on a case-by-case basis and should:

- *Minimise loss of original boundary treatment.*
- *Retain a significant amount of soft landscaping and planting to reduce the visual impact of the parked car. The vehicular entrance and hardstanding area should not dominate a property's forecourt or result in the loss of traditional finishes such as granite setts and flags.*
- *Provide surface treatments of a high quality using traditional materials compatible with the surrounding context. Bituminous and concrete surfacing are not acceptable.*
- *Where favourable site conditions exist minimum intervention, integration and reuse of materials will be the key considerations. All other criteria for car parking within Section 12.4.8 shall also apply to parking within ACAs/ Protected Structures."*



The proposed development has had regard to Section 12.4.8 of the Development Plan. The proposed development does not propose to alter the appearance of the two vehicle entrances onto Monkstown Road, which are existing. The proposed car parking does not require the removal of boundary walls, gate piers, railings and gates. A DMURS Compliance Statement was prepared by ROD Engineering was submitted with the initial Application documentation, the principles have not been altered at Future Information stage and that statement remains valid. The scheme complies with Section 12.4.8.

7.0 CONCLUSION

In summary, the proposed development will provide for, *inter alia*, 490 No. apartments and 3 No. houses, a Childcare Facility and Café/Restaurant on underutilised lands, in an existing urban area in Dublin.

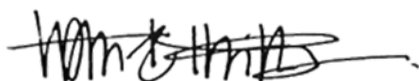
The development will make a strong contribution to housing delivery in the area by providing a significant quantum of residential units in a variety of housing types and sizes. The proposed non-residential uses and public open space will contribute to the Monkstown area, providing a new destination, sensitively stitched into an existing community, for both future occupiers and existing residents.

We contend that the proposed development is generally in accordance with the following national and local policy documents:

1. *National Planning Framework (Ireland 2040 – Our Plan)*;
2. *Regional Planning Guidelines for the Greater Dublin Area 2010-2022*;
3. *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)*;
4. *Urban Design Manual: A Best Practice Guide (2009)*;
5. *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2022)*;
6. *Quality Housing for Sustainable Communities (2007)*;
7. *Childcare Facilities – Guidelines for Planning Authorities (2001)*;
8. *Part V of the Planning and Development Act 2000: Guidelines (2017)*;
9. *Design Manual for Urban Roads and Streets (DMURS) (2019)*;
10. *The Planning System and Flood Risk Management (2009)*;
11. *Urban Development and Building Heights, Guidelines for Planning Authorities (2018)*
12. *Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2009)*,
13. *Climate Action Plan, 2023; and*
14. *Dún Laoghaire-Rathdown County Development Plan 2022-2028.*

In conclusion, we contend that the development of the subject site, as per the enclosed plans and particulars, is fully in accordance with the proper planning and sustainable development.

Signed



Tom Phillips
Managing Director
Tom Phillips + Associates