

**Statement of Response to ABP's Opinion
in relation to ABP. Ref.: 312243-21**

In respect of

A Proposed Strategic Housing Development

At

**Carrickmines Great,
Glenamuck Road South,
Dublin 18**

Prepared for

Grafton Issuer DAC

Prepared by

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August 2022



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DOCUMENT CONTROL SHEET

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1.0 INTRODUCTION

This Statement of Response report seeks to address individually the issues / items raised in the Opinion of An Bord Pleanála, issued following the pre-application consultation and tripartite meeting on the 20th of April 2022 in respect of the proposed development.

This statement also has regard to the points of discussion and issues raised during the course of the tripartite SHD pre-application meeting held on the 20th of April 2022, via Microsoft teams due to Public Health restrictions due to the Covid-19 pandemic, which informed the Opinion.

This statement will refer to other documentation, where relevant, which forms part of the final planning application pack, where more detailed and specific responses are provided to the issues dealt with in this statement by the relevant experts / design team members and consultants.

2.0 RESPONSE TO AN BORD PLEANÁLA'S OPINION

The Opinion of An Bord Pleanála on the pre-application stage for the proposed development was issued on the 21st of April 2022 following the tripartite meeting which was held on the 20th of April 2022. The Opinion states that, having regard to the consultation meeting and the submission of the Planning Authority, the Board is of the opinion that the documents submitted with the request to enter consultations **constitute a reasonable basis for an application** for strategic housing development. (Emphasis added)

The Opinion sets out sixteen items of further specific information which were to be provided as part of the final planning application. Documentation has been prepared or updated in response to the Board's Opinion to ensure that the Board has all the necessary information it requires to come to a reasoned decision on the proposed development. A summary of the responses provided to each of these specific points is set out below with reference to accompanying application documentation.

2.1 ABP Request for Submission of Specific Information

The Board's Opinion set out requirements for 16 no. items of further specific information to be provided by the applicant in the final SHD application submission. Each of the 16 no. items are set out below, followed by a response under each item, referring to other documentation or in sections within documents which provide a more detailed or technical response where relevant.

Request 1

1. *"In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant zoning objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act."*

Response

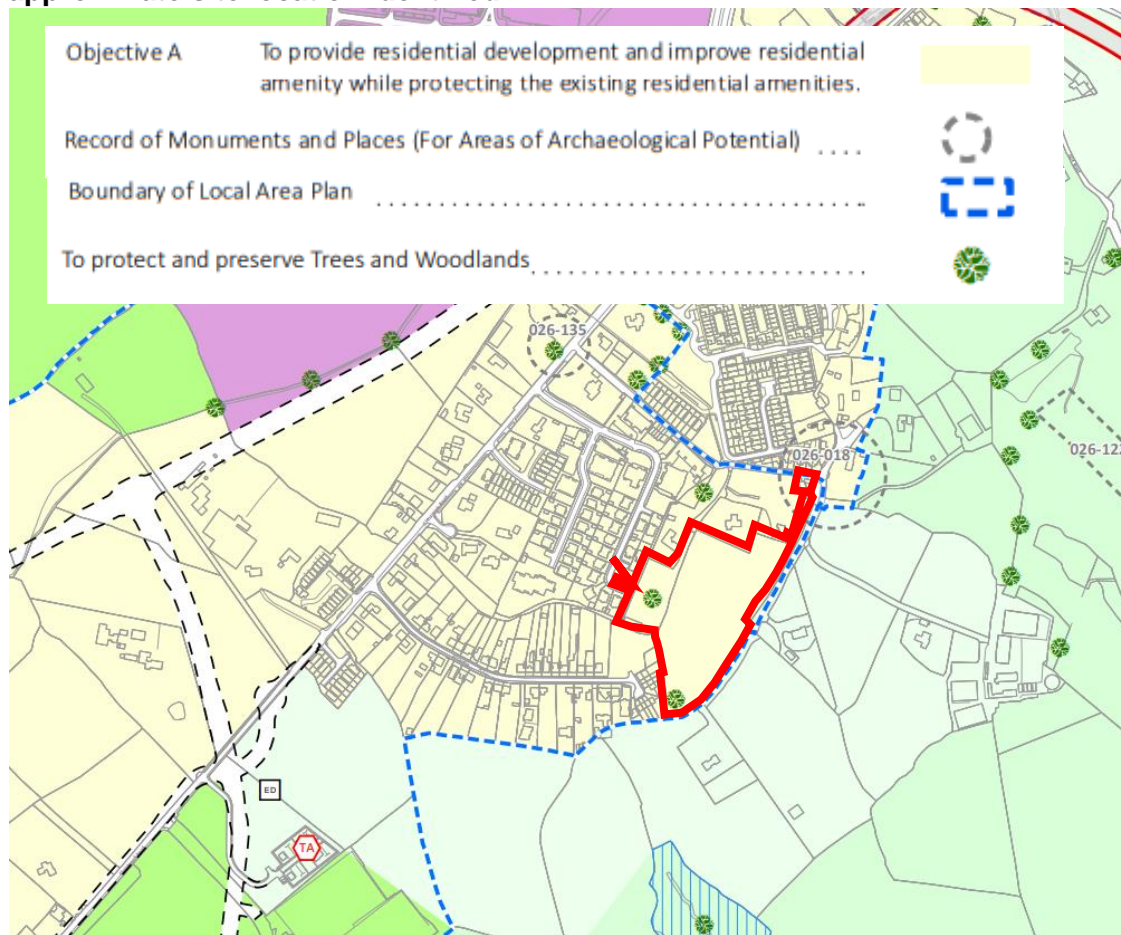
The Planning Report and Statement of Consistency prepared by JSA demonstrates compliance with the land use zoning objective of the Dun Laoghaire Rathdown County Development Plan 2022-2028 (hereinafter 'Development Plan'), which the subject application will be assessed under.

In addition, the Planning Report and Statement of Consistency sets out how the principles set out in the LAP have been considered, however, the primary Plan which the application has been assessed and which the application should be considered under is the Dun Laoghaire Rathdown County Development Plan 2022-2028, and the LAP, as extended, is not relied upon for the purposes of justifying the project.

Summary of Key Points

- As illustrated in Figure 2.1 below the site is zoned Objective A – “To provide residential development and improve residential amenity while protecting the existing residential amenities.” in the Dun Laoghaire Rathdown County Development Plan 2022-2028 (hereinafter ‘Development Plan’).
- Residential use is permitted in principle under this zoning designation. Childcare service use is also permitted in principle, subject to the use not having adverse effects on the ‘A’ zoning objective. The proposal is considered to be fully consistent with the land use zoning objective.
- As set out in OMP’s documentation and drawings, and other relevant reports, the scheme layout and massing has been designed to protect the amenities of adjacent relevant properties.

Figure 2.1: Extract of Land Use Zoning Map 9 of the Development Plan with approximate site location identified



Source: Dún Laoghaire-Rathdown County Development Plan 2022 – 2028

- The land use zoning map notes the site is within the boundary of an LAP. The relevant LAP is the Kiltiernan Glenamuck Local Area Plan 2013-2018 (as extended to Sept. 2023) (LAP) as elaborated on below.

In summary, and as addressed in greater detail in the Planning Report and Statement of Consistency the proposed development is considered to be consistent with the Objective A residential land use zoning objective of the subject site, and in addition, and elaborated upon in the accompanying application documentation, would provide an acceptable residential density in this suburban location, would respect the existing character of the area, would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Request 2

2. *“In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant’s opinion the proposal is consistent with specific objectives of the Kiltiernan LAP 2013 - 2023 for Land Parcel 31A. Such statement should have regard to the development plan and or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.”*

Response

The Planning Report and Statement of Consistency demonstrates how the proposal has regard to and is consistent with the principles of the Kiltiernan Glenamuck Local Area Plan 2013-2018 (as extended to Sept. 2023) (hereinafter ‘LAP’) and the specific objectives for Land Parcel 31A, as summarised below. However, as noted above, the primary Plan which the application has been assessed and which the application should be considered under is the Dun Laoghaire Rathdown County Development Plan 2022-2028, and the LAP, as extended, is not relied upon for the purposes of justifying the project.

The site is located in the north eastern part of the LAP lands and within the development parcel identified as 31a, where apartment, duplex, terraced and detached residential development would be considered and which are designated as suitable for medium/higher density residential development (45-55 dwelling units/net ha).¹ The specific planning guidelines set out in the LAP for land parcels 31a & b are set out in the table below, with a response provided in the third column in the context of the subject application.

Table 2.1: LAP Planning guidelines for the development land parcels 31a & b

		RESPONSE / CONSISTENCY
ZONING	Objective A	The same zoning applies under the 2022-2028 CDP
GROSS AREA (HA)	4.5	N/A
TYPE OF DEVELOPMENT	Medium/Higher density residential – apartments, duplexes, terraces, detached. 31a - Extent of potential development is curtailed by current access, which is off a private roadway (Springfield Lane), and	The subject application includes 3 no. apartment buildings and 69 no. houses, which include a mix of detached, semi-detached and terrace units. The proposed vehicular access to the development is via the adjacent Cairnbrook estate, as

¹ Kiltiernan Glenamuck Local Area Plan, 2013, pg.15 and Map 9

	<p>other constraints (overhead powerline and archaeological site).</p> <p>31a could be accessed via land parcel 30 to the west, but development will be curtailed by the capacity of the access roadway off Glenamuck Road.</p> <p>31b –In-fill development / higher density development.</p>	<p>provided for under the applicant’s deed of grant of right of way and easements, which confers the benefit of the easements, rights and privileges to access and connect to services in Cairnbrook.</p> <p>The overhead powerline remains in situ and the proposed dwellings have been setback the required distance (see McElligotts reports for further information).</p> <p>The proposed development does not impact on the archaeological site to the north (see Courtney Deery Archaeology and Cultural Heritage Report for further details).</p> <p>The TTA demonstrates that the existing road network can cater for the scale of development proposed. It also notes that the GDRS has been permitted and is expected to be completed by 2025, which would align with the occupation of dwellings in this scheme.</p> <p>Relates to the adjoining lands.</p>
DENSITY / PLOT RATIO	45-55 units/ha	A density of 55 units per hectare is achieved, which accords with this requirement, and also reflects more recent Government guidelines and the new County Development Plan, which encourages minimum densities of 50 units per ha on subject lands.
HEIGHT	31a – Max. 4 storeys, however heights of buildings located in eastern portion of the site to be restricted because of the elevated nature of the site.	The Building Height Guidelines supersede these height restrictions in the LAP. The Planning Report and Statement of Consistency and the

		Material Contravention Statement provide a justification for the proposed heights in the context of the NPF, the RSES for the EMRA, and SPPR 3 having regard to the provisions of Section 9(3) and Section 9(6) of the 2016 Act respectively.
ISSUES SPECIAL CONDITIONS OTHER COMMENTS	31a constrained by 110kv overhead powerline and archaeological site (cross base) in northern portion of the site.	<p>The overhead powerline remains in situ and the proposed dwellings have been setback the required distance (see McElligotts reports for further information).</p> <p>The proposed development does not impact on the archaeological site to the north (see Courtney Deery Archaeology and Cultural Heritage Report for further details).</p>

Thus, the proposals are considered to be broadly consistent with the specific objectives of the Kiltiernan LAP 2013 - 2023 for Land Parcel 31A, unless where superseded by the 2022-2028 Development Plan or Section 28 Ministerial Guidelines, as set out in the Planning Report and Statement of Consistency and the Material Contravention Statement.

Request 3

3. *“A detailed statement demonstrating how the phasing, unit mix and building height proposed is appropriate, given the statutory development plan and LAP in place at the time a decision is made.”*

Response

The Planning Report and Statement of Consistency and the Material Contravention Statement provide a justification for the proposed development in the context of the phasing, unit mix and building height requirements of the 2022-2028 Development Plan and the LAP, as summarised below.

- **Phasing**

Response: Section 7 of the Planning Report and Statement of Consistency and Section 4 of the Material Contravention Statement, and Section 4 of the TTA, Section 10.6 of the LAP highlight that provision for the development of up to 700 no. housing units can be accommodated on an upgraded road network in advance of construction of the Glenamuck District Distributor Road Scheme (GDDRS) (now known as the GDRS) and that the development of additional units in excess of these 700 dwelling units would require the construction of the Glenamuck District Distributor Road Scheme, now referred to as the GDRS.

The GDRS has not been constructed to date however the overall number of units permitted across the LAP area stands at between 900 no. and 1,152 no. units, which exceeds the 700 unit cap notwithstanding that the road has not been delivered.

As set out in Section 7 of the Planning Report and Statement of Consistency and Section 4 of the Material Contravention Statement, the number of units actually constructed within the LAP is significantly less than the number permitted within the LAP area. As recently as April 2022 An Bord Pleanála granted permission for an SHD, within the LAP area, comprising 130 residential units at a site at Shaldon Grange, Kiltiernan, Dublin 18, ABP Ref.: 312214-21 refers.

We note that the GDRS has planning permission and is due to commence imminently, and is expected to be completed by 2025, which would coincide with the occupation of units in the subject development if approved, thereby addressing a specific phasing requirement of the LAP.

Therefore, notwithstanding the phasing restriction on units within the LAP area in advance of the GDRS, given that construction is due to commence on the GDRS later this year / early next year and it is expected to be complete and open in Q1 2025, which would coincide with the delivery of the residential units proposed under this application, and the uncertainty regarding the number of residential units that will actually be delivered within the LAP area within this timeframe, that it is reasonable for the Board to permit an additional 167 no. residential units on the subject site.

The granting of permission for the proposed scheme would be entirely consistent with the approach taken by An Bord Pleanála under other recent permissions in the LAP area as outlined above.

The development includes a childcare facility to cater for the needs arising from the development. The SCIAA demonstrates that other social and community infrastructure is available in the wider area to cater for the expected additional needs arising from this scheme.

In addition, the COF letter from Irish Water confirms that the development can be facilitated without upgrades.

- **Unit Mix**

Response: Full details on consistency with the Apartment Guidelines 2020 is set out in the Planning Report and Statement of Consistency and OMP Architects HQA (included in the Technical Document) submitted with this application. We note that the proposed unit mix of the apartment buildings is consistent with SPPR1 of the Guidelines. In addition, the scheme includes a good mix of houses and apartments, and will deliver much needed housing on residential zoned lands, in proximity to public transport in accordance with national policy

The proposed development provides for 18% 1-bed units, 28% 2-bed units, 28% 3-bed units and 26% 4 bed units. The proposed apartment mix (excluding the houses) is 31% 1-bed units, 48% 2-bed units and 21% 3-bed units.

It is recognised that the proposed mix would not be consistent with the Development Plan requirements as, while the overall unit mix comprises 54% 3+ bedroom units, the provision 21% 3+ bedroom apartments does not meet the criteria for a minimum of 40% 3+ bedroom units for the apartment element as set out in Table 12.1 of the Development Plan.

However, the proposed unit mix is consistent with the guidance set down under SPPR 1 of the Apartment Guidelines 2020, as no studios are proposed and the percentage of 1 beds does not exceed 50%. There is no requirement for 3 bed units under SPPR 1.

The Apartment Guidelines 2020 acknowledge the importance of apartment living in terms of addressing the challenges of meeting the housing needs of a growing population in our key cities and towns, particularly given the identified trend towards smaller average household size.

Therefore, in respect to unit mix, it is submitted that the proposals provide a good mix of unit types and will deliver a high quality housing development on suitably zoned lands in accordance with national planning objectives, and the apartment unit mix is consistent with the objectives of the Apartment Guidelines 2020 and other national and regional planning policy, and thus is justified having regard to Section 37(2)(b)(i) and (iii) of the Planning and Development Act, 2000 (as amended).

We refer to the material contravention statement for further details.

- **Building Height**

Response: As set out in the Planning Report and Statement of Consistency and the Material Contravention Statement, the proposed development includes building heights ranging from 2 storey houses to 5 storey apartment buildings.

The LAP recommends heights of 2 to 4 storeys in this location and the Development Plan refers to the LAP as setting the height guidance for this area, or alternatively justifying greater heights under SPPR 3 of the Building Height Guidelines. As set out in the Planning Report and Statement of Consistency, Appendix 5 of the Development Plan sets out a Building Heights Strategy for the County and Table 5.1 of Appendix 5 sets out the performance based criteria for assessing proposals for increased height, including for a building that is higher than the parameters set out in any LAP or any specific guidance set out in the County Development Plan. Proposals must demonstrate satisfaction with a number of criteria and the criteria set out are generally aligned with SPPR 3 of the Building Height Guidelines which requires assessment of building height at the scale of the relevant town / city, at the scale of district / neighbourhood / street and at the scale of a site / building.

As demonstrated in the application documentation, the proposed scheme complies with the criteria for assessing building height at the scale of the relevant town / city, at the scale of district / neighbourhood / street and at the scale of a site / building set out under SPPR 3 and is therefore considered appropriate within the context of the development management criteria and in accordance with the provisions of national policy guidelines.

Therefore, it is submitted that the proposed development of 2 and 3 storey houses and three apartment blocks of 5 storeys in height, is appropriate for the subject site in the context of the additional provisions set out in the Development Plan in the context of the Building Height Guidelines and SPPR3 and ABP should grant permission under SPPR 3 having regard to the provisions of either Section 9(3) or 9(6) of the 2016 Act.

The development and the height proposed are also supported by objectives within the National Planning Framework and the RSES for the EMRA as set out within the Material Contravention Statement, which provides a strong rationale for the Board to grant permission, even where a material contravention is considered to arise in relation to the proposed building heights.

Request 4

4. *“A detailed statement demonstrating further justification and clarity of the proposal with respect to:*
- (i) access to the site via Cairnbook estate, pedestrian routes and flow and cycle connectivity and links to adjoining lands.*
 - (ii) proposals to further increase the degree of permeability to the creche building.”*

Response

In respect to Item 4(i) and (ii) above, we refer to the Traffic and Transport Assessment and the Travel Plan prepared by Waterman Moylan and the Statement of Response prepared by OMP, which demonstrates the proposed access arrangements to the site and childcare facility and how connections to adjoining areas are provided for through the proposed development site. The siting of the childcare facility within the application site provides for ease of access for future residents within the development and also for residents from adjoining areas, via the proposed / future pedestrian linkages to Glenamuck Cottages, Cairnbrook and Springfield Lane provided for as part of the scheme design.

Request 5

5. *“A detailed Traffic Impact Assessment and Mobility Management Plan.”*

Response

The SHD application is accompanied by a Traffic and Transport Assessment and a Travel Plan (another title for a Mobility Management Plan) prepared by Waterman Moylan.

The TTA demonstrates how the existing road network has capacity to cater for the proposed development and how this will be enhanced through the provision of the GDRS road infrastructure within the area.

The Travel Plan is designed as a key operational element for the proposed residential development. The management company will implement a Travel Plan on an ongoing basis with the triple objectives of promoting sustainability, enhancing the use of public transport and reducing dependency on the use of the private car.

Request 6

6. *“A detailed statement, which should provide adequate provision of all such elements and justification as applicable, where/if the proposed development materially contravenes the statutory County Development Plan or LAP for the area other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000. “*

Response

The SHD application is accompanied by a Material Contravention Statement prepared by John Spain Associates. The Material Contravention Statement provides a justification for potential material contraventions of the Dun Laoghaire Rathdown County Development Plan 2022-2028 (hereinafter ‘Development Plan’) and the Kiltiernan Glenamuck Local Area Plan 2013-2018 (as extended to Sept. 2023) (hereinafter ‘LAP’) should the Board be of the view that the proposed development contravenes (i) Section 12.3.3.1 of the Development Plan as it relates to unit mix, (ii) Objective PHP42 and Appendix 5- Building Height Strategy of

the Development Plan, and Section 2.2.1 and Chapter 11 of the LAP as it relates to building height, (iii) Section 10 of the LAP as it relates to phasing, (iv) Section 12.3.5.2 of the Development Plan as it relates to separation between blocks, (v) Section 12.4.5.3 and Table 12.5 of the Development Plan as it relates to Car Parking, (vi) Section 12.8 of the Development Plan as it relates to Public Open Space, (vii) Section 12.3.5.3 of the Development Plan as it relates to External Storage, and (viii) map based objectives ‘to protect and preserve Trees and Woodlands’

The public notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, refer to the inclusion of the Material Contravention Statement in the prescribed format in accordance with the requirements of the Act / Regulations (i.e. utilising the same wording provided in the legislation).

Request 7

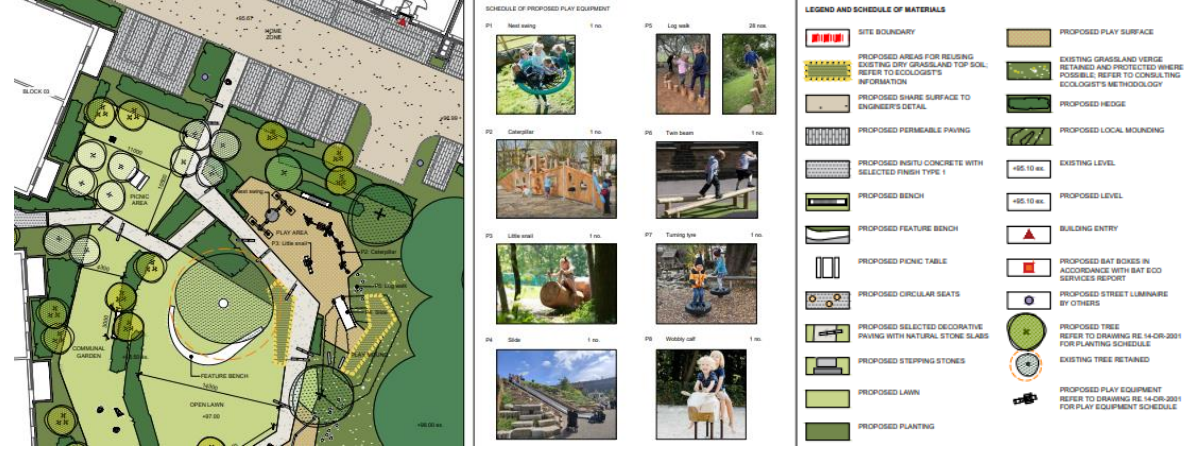
7. “Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be useable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.”

Response

The Landscape Design Rationale Report and drawings, prepared by DFLA Landscape Architects, which are submitted with the application provides a response to the above items of specific information requested.

The report and drawings illustrate the full details of the hard and soft landscaping, communal open space and public open space to be provided as demonstrated in the extract from the detail sheet provided at Figure 1.1 below.

Figure 2.2: Extract from Proposed Landscape Detail sheet



Source: DFLA Application Drawings

As outlined in the Landscape Design Rationale Report and as shown on the landscape drawings, the main open space is located at the south-east part of the site, formed by strong architectural enclosure with passive surveillance from apartments and houses. The location of the main open space allows for the maximum retention of the vegetation to the eastern boundary as well as the provision of verges with pollinator species. The main open space includes natural play equipment, local mounding and a large central lawn area.

The main space is connected by a linear open space located centrally in the development, to the open space at the western boundary. Boardwalk-style pedestrian routes are proposed

through the open space which will generate a distinct character with informal native planting. There are a number of incidental open spaces proposed within the scheme which, typically, consist of native tree planting with an understorey of grass seeding which can be left unmown, with 'cues for care' or mowing strips at edges.

In accordance with the Dun Laoghaire Rathdown County Development Plan 2022-2028 (hereinafter 'Development Plan'), c.15% of the site has been reserved as publicly accessible, useable, public open space. The proposed public open space has the benefit of passive surveillance, either from the apartment blocks or the proposed dwellings. Informal seating is proposed on the local mounds for panoramic views of the Dublin Mountains beyond.

The proposed communal open space is located to the east of and immediately adjoining and directly connected to the apartment blocks where it is readily useable by the residents of the apartments. In accordance with the requirements of the Development Plan, a clear distinction is provided between the proposed communal and public open space, and appropriate privacy strips are provided along the proposed apartments.

The network of open space is directly connected to the west of the development site with an open boundary to Cairnbrook forming an extended and cohesive overall provision of open space.

The selection of hard landscape materials have been chosen for durability, but where practical, are proposed to be constructed in a way which is sensitively integrated with lawn and soft landscape, in order to minimise the impact of hard landscape surfaces. Primary vehicular and pedestrian circulation are proposed as a durable, limited range of neutral materials with robust construction. The main vehicular routes are designed to lessen the impact of the road within the landscape setting.

In terms of play areas and equipment, as outlined in the Landscape Design Rationale Report and illustrated on the drawings, a range of low impact natural play equipment, based on principles set out in "*Ready Steady Play, A National Play Policy*", is proposed within the open spaces. The main public open space is proposed a 'play landscape' with kick-about area, mounds, seating and formal play equipment specific to the site. The space has been designed as an adventurous, semi-natural and informal play area. The play equipment will be equipped with impact absorbing surface where required for fall heights and is designed and manufactured in accordance with standards EN 1176 and EN 1177. The drawings also provide details of the proposed play equipment types, location, and include reference images where appropriate.

Details of the proposed street furniture and boundary treatments are also included within the landscaper package prepared by DFLA Landscape Architects.

For details of the public lighting please refer to the Public Lighting Report and drawings prepared by McElligott Consulting Engineers which provides the location and details of the proposed public lighting within the scheme and confirms that the lighting has been designed in accordance with the relevant standards, and that the design incorporates the recommendations of the Bat specialist in relation to type of luminaires, directional and dimming capability, columns height and inclusion of baffles to minimise spill.

Request 8

8. *"A Daylight and Shadow Impact Assessment of the proposed development, specifically regarding:*
 - *Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.*

- *Impact to any neighbouring properties devoid of proposed and existing landscaping and trees.*

Response

The Daylight & Sunlight Assessment prepared by Digital Dimensions which accompanies the application addresses the above request of the Board.

In respect to daylight to proposed apartments, the Daylight & Sunlight Assessment concludes the following:

“100% of the habitable rooms in the apartments achieve the Minimum Illuminance levels and 96.5% achieve the Target illuminance levels. 100% of the habitable rooms in the houses achieve the Minimum Illuminance levels and 93.1% achieve the Target illuminance levels.

100% of the Living, Dining, Kitchen and Bedroom spaces to the apartments and houses achieve the BS EN17037 UK National Annex target values for Dublin”

In respect to sunlight hours in all proposed units, the Daylight & Sunlight Assessment concludes the following:

“This scheme is well designed for sunlight with 96.4% of units achieving the minimum target recommended level of 1.5 direct sunlight hours on the 21st March.”

In respect to sunlight to amenity within the proposed development, the Daylight & Sunlight Assessment concludes the following:

“There are a number amenity areas which are well oriented for sunlight. All the communal amenity spaces exceed 2 hours sunlight over 50% of the amenity space on the 21st March. The proposed development meets the recommendations of the BRE guidelines”

And that

“78% of the 69 houses have a rear garden that receives in excess of 2 hours sunlight over 50% of the amenity space which is in excess of two thirds. Additionally there are generous sunlit amenity spaces throughout the development.”

In terms of impact on daylight in adjacent dwellings, Digital Dimension’s preliminary analysis concludes the following:

“Preliminary analysis shows that the houses in Rockville Drive and the houses known as Glenheather and Carolina on Springfield Lane, would not experience a reduction in sunlight or daylight due to the proposed development.”

And that:

“There will be a small reduction in available daylight to some of the windows facing or adjacent to the proposed development but all the windows are either not reduced below a VSC level of 27% or retain a VSC level in excess of 80% of their existing value (the average VSC is used where there are multiple windows to a room) as recommended in the BRE guidelines BR209:2022(third edition). Any reduction in available daylight from the proposed development will be negligible and meets the recommendations of the BRE guidelines BR209:2022(third edition).”

In respect to sunlight in adjoining residential living areas, the Daylight & Sunlight Assessment concludes the following:

“The sunlight to the main living room to the houses facing within 90° of due south meet the recommended target APSH levels in the BRE guidelines BR209:2022(third edition)”,

In terms of sunlight to adjacent private amenity spaces, Digital Dimension’s preliminary analysis concludes the following:

“There will be a reduction in the available sunlight to some of the adjacent gardens. All the adjacent amenity spaces will receive at least 2 hours sunlight over 50% of the amenity space on the 21st of march and will have a minimal reduction in sunlight levels at the contour, with all retaining in excess of 80% of the existing sunlight availability. The amenity areas adjacent to the proposed development have, and will continue to have, good quality sunlight. The proposed development meets the recommendations of the BRE guidelines”

Request 9

9. *“Additional CGIs are required, as well as a Landscape and Visual Impact Assessment with photomontages, to include long range and consideration of winter views from the surrounding areas.”*

Response

The SHD application is accompanied by a Landscape and Visual Impact Assessment Report and a Verified Photomontages and CGI Brochure prepared by Modelworks, which contains additional CGIs to those submitted at pre-application stage.

As confirmed in the Landscape and Visual Impact Assessment long range views and winter views have been considered, as follows:

“Timing of the submission has constrained photography for photomontages to early summer when foliage is partially or fully developed on intervening vegetation. Potential effects that may be present when foliage is absent have been estimated where this is likely to influence the assessment. These photomontages and CGI views therefore provide an adequate range of views to allow the proposals’ visual effects to be understood by the planning authority / An Bord Pleanála.”

Request 10

10. *An up-to-date Ecological Assessment and Biodiversity Report inclusive of a Bat Survey and wintering birds survey.*

Response

Having regard to the foregoing item of the Board’s Opinion please refer to the Ecological Impact Assessment (EclA) Report / Biodiversity Report prepared by Enviroguide. The Bat survey report and wintering bird survey report are included and appended to the EclA.

The EclA includes a summary of the bat survey of the site which was undertaken by bat expert Dr Tina Aughney of Bat Eco Services between May and June 2022 and confirms that expert Ornithologist Eric Dempsey undertook a series of five winter bird surveys at the Site from November 2021 to March 2022. The aim of the surveys was to establish the use of the site by species of waterbird (such as geese, waders and gulls). Surveys were undertaken over a six-hour period during each of the five survey days.

Request 11

11. *“Where an EIAR is not being submitted the applicant should submit all necessary information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 for the purposes of EIAR screening.”*

Response

Please refer to the Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended, (299B Statement) as prepared by Enviroguide which is submitted with the application.

The 299B Statement, makes the following conclusion:

“This Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended, details how the available results of all relevant assessments of the effects on the environment from the Proposed Development have been carried out pursuant to relevant European Legislation. This Statement, in conjunction with the EIA Screening, has determined that, based on best scientific knowledge, the Proposed Development at Carrickmines Great, Glenamuck Road South, Dublin 18 will not result in significant effects on the environment and, as such, an Environmental Impact Assessment is not required”.

Request 12

12. *“A response to matters raised within the PA opinion submitted to ABP on the 4th February 2022.”*

Response

In response to the foregoing specific item of a response to the Planning Authorities opinion, please refer to the following documents enclosed with this application:

- Statement Of Response prepared by OMP, Section 3, Statement of Response - Dun Laoghaire-Rathdown County Council Responses;
- Response to Dun Laoghaire Rathdown Drainage Report prepared by Waterman Moylan;
- Ecological Impact Assessment (EIA) Report prepared by Enviroguide, Section 1.1, Response to Dún Laoghaire-Rathdown County Council Pre-App Submission;
- DFLA Landscape Architects letter to the DLR Parks Department.

Request 13

13. *“A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.”*

Response

Please refer to the Building Lifecycle Report and the Property Management Strategy Report prepared by Aramark which sets out the management strategy for the scheme post construction in order to demonstrate how once operational, the mechanics of the property management and public realm maintenance will work in practice and be maintained to the highest standards.

Request 14

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

Response

Please refer to the Statement of Response prepared by OMP Architects.

The Statement of Response confirms that no area of the site is to be taken in charge.

Request 15

15. *“Site specific Construction and Demolition Waste Management Plan.”*

Response

Please refer to the Resource & Waste Management Plan prepared by AWN Consulting.

The Resource & Waste Management Plan provides the information necessary to ensure that the management of Construction & Demolition (C&D) waste at the site is undertaken in accordance with all current legal and industry standards including the Waste Management Act 1996 as amended and associated Regulations, Environmental Protection Agency Act 1992 as amended, Litter Pollution Act 1997 as amended and the Eastern-Midlands Region Waste Management Plan 2015 – 2021.

The plan also aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. It also seeks to provide guidance on the appropriate collection and transport of waste from the site to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil and/or water). This RWMP includes information on the legal and policy framework for C&D waste management in Ireland, estimates of the type and quantity of waste to be generated by the proposed development and makes recommendations for management of different waste streams.

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16. *“Details of public lighting.”*

Response

For details of the public lighting please refer to the Public Lighting Report and Public Lighting drawings prepared by McElligott Consulting Engineers which provides the location and details of the proposed public lighting within the scheme and confirms that the lighting has been designed in accordance with the relevant standards, and that the design incorporates the recommendations of the Bat specialist in relation to type of luminaires, directional and dimming capability, columns height and inclusion of baffles to minimise spill.

3.0 CONCLUSION

In conclusion, it is respectfully submitted that all the issues raised by An Bord Pleanála have been comprehensively and successfully addressed prior to the submission of this final application to the Board. The accompanying documents as referred to throughout provide for a detailed response to each point raised by the Board and so allows for them to be addressed satisfactorily.

The scheme effectively responds to the characteristics and constraints of the subject lands with a considered and site-specific design. The proposed design conforms to all necessary standards for apartment developments while also providing a high – quality design response to an appropriately zoned site. The impacts on any existing and future developments that are proximate to the area, have been considered throughout the design process ensuring that the proposals do not impact or compromise these adjacent properties / sites.

The proposed development provides for a high level of residential amenity, for residents of the proposed development and adjacent developments, through the provision of a high-quality design which maximises privacy, space, and access to light.