



Planning and Development Act 2000, as amended

Planning and development (Large Scale Residential Developments) Act 2021

Notice of LRD Opinion

Planning Authority Reference No: LRD6055/24-S2

Location: Fairview Strand and Esmond Avenue, Fairview, Dublin 3

Description: The site of Proposed Block C is bounded by Esmond Avenue to the west, by the laneway at rear of No's 1-17 (odd) Torlogh Gardens to the north, by No's 19-27 (odd) Philipsburgh Avenue to the east and by No. 17 Esmond Avenue to the south.

Applicant: Banner a Cuig

The Planning Authority refers to your request pursuant to section 32 of the Planning and Development (Large Scale Residential Developments) Act 2021. Section 32D of the Act provides that the Planning Authority shall provide an opinion as to whether or not the documents submitted for the purposes of the meeting constitute a reasonable basis on which to make an application for permission for the proposed Large-scale Housing Development.

Following consideration of the issues raised during the LRD meeting, the Planning Authority is of the opinion that the documentation submitted in accordance with Section 32B of the Act requires further consideration and amendment to constitute a reasonable basis for an application for Large-scale Residential Development.

In the event that the applicant proceeds to submit a planning application, the applicant is advised that the LRD application should be accompanied in the first instance by:

- Statement of response to the issues set out in the LRD opinion.
- Statement that in the applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area.

Furthermore, in accordance with Section 32D (a) and (b) of the LRD Act, the applicant is hereby notified that the documents submitted in relation to the following issues do not constitute a reasonable basis on which to make an application. The applicant is advised that the issues or areas must be addressed in further detail in any documents submitted in a future planning application, in order to constitute a reasonable basis on which to make an application.

1. Planning

The following requirements should be incorporated into the application documentation:

1. The Housing Quality Assessment should be presented for the entire scheme (i.e. permitted and proposed blocks) on several sheets, one per block and with each unit represented by two separate blocks of columns – firstly floor area quantum and secondly quality criteria – orientation, aspect, etc. to allow for easier assessment. Units which do not meet required standards should be highlighted. The Housing Mix overall, and all other standards, shall comply with Dublin City Development Plan 2022 - 2028 standards.
2. A distinct section of the Architectural Design Statement should be provided for the information of potential third parties which includes:
 - a. The distances from the new units to the east and north site boundaries
 - b. Site sections demonstrating how the block is set back from the boundaries with the houses on Philipsburgh Avenue compared to the existing warehouse buildings (including outlines of existing buildings) as shown in the Comparative Sections drawings.
 - c. Daylight and sunlight analysis in graphic form demonstrating any potential overshadowing of adjacent dwellings.
3. The relationship between Block C and the permitted Block B in terms of separation distances and obviating measures to prevent undue overlooking between opposing windows such as offset windows, having only bedroom windows facing bedroom windows, use of screening elements if appropriate should be clearly demonstrated.
4. Where units fail relevant quality requirements such as orientation/daylight adequate robust compensatory measures should be clearly highlighted.
5. The relevant documents required by Table 15-1 of the Dublin City Development Plan 2022-2028 should be provided with the application.
6. All unit plans should notate areas of storage space, certain units currently do not. Storage space should be provided outside of bedrooms. A number of units are shown with storage within the bedrooms which is unacceptable.
7. With regard to Unit 21 design measures should be indicated to prevent access from that unit's terrace onto the flat roof. The distance from this terrace and the unit's north facing windows to the rear elevations of the dwellings on Turlogh Gardens to the north should be indicated. Similarly such measures should also be indicated in the case of Unit 22, its terrace and the flat roof adjacent.

8. It is noted the unit numbers on the floor plans exclude a Unit 16 but include a Unit 22. This is required to be corrected in the application.
9. While the Planning Authority accepts it is difficult to show how the block would appear in photomontages given existing buildings, the approved two blocks opposite on Esmond Avenue and the tight context of the site with no clear viewpoints; the applicant is requested to provide photomontage views from the junction of Esmond Avenue with Fairview Strand to the south and from the laneway to the rear of Turlogh Gardens to the north (regardless of this lane being gated). It is also requested that a 3D photomontage be provided showing the rear of the block as it relates to the houses on Philipsburgh Avenue similar to the render image on the title page of the Architectural Design Report.

2. Drainage

As part of the planning application, the following Drainage items must be addressed:

1. Further information is required on the proposed green-blue roof. In particular, the full extent of the green roof element must be clarified, given that there are solar PV panels proposed.
2. All drainage sub-catchments within the site should be indicated, and should include details of interception, treatment and attenuation storage, along with details of flow controls.
3. Further detail is required on the proposed rain garden, permeable paving, green-blue roof. The SuDS proposals should be integrated fully with the landscaping proposals.
4. A Site Specific Flood Risk Assessment (SSFRA) is required which addresses the risk of flooding from all sources. The SSFRA should reference finished floor levels, and include relevant extracts from the flood maps.

The applicant is advised to consult with the DPPDC section prior to submitting the LRD application to ensure the above concerns are adequately addressed.

3. Transportation

The applicant is advised that the following Transportation points should be addressed within the final LRD application documentation:

1. A letter of consent from DCC for works undertaken on DCC lands and demonstrated within the application red line boundary will be required to be submitted with the LRD application. The applicant is advised to allow at least 14 working days by DCC for the issuing of a letter of consent following agreement in principle to the works with DCC.
2. Having regard to the proposed car parking ratio on site, and publication of bicycle parking design standards within the Cycle Design Manual 2023, published by the National Transport Authority, the applicant is requested to provide a response using detailed drawings how bicycle parking provision is of high quality. In particular, the response should address the following:

- a. To be provided outlining type and quantum per store/area, ensuring functionality and ease of access, including the type of bicycle stands proposed and distance between each stand. Ensure bicycle stores are located at the most convenient areas close to stairs/lifts in the undercroft area. Ensure the access doors to these stores are appropriately located.
- b. Revised site layout clearly delineating the location of all visitor bicycle parking, distances between each stand and shelter for bicycle parking. The route from the public road to the proposed spaces should be designed to facilitate the universal design bike, (2.8m long x 1.2m wide).
- c. Areas for Cargo bikes, and electric bicycle charging stations and quantum of spaces per area should be outlined in submitted drawings. 5% of the total bicycle parking should be capable of accommodating cargo / accessible bicycle parking.
- d. Cycle parking dimensions and design should have particular regard to Section 6 of the Cycle Design Manual 2023, published by the National Transport Authority.

4. Parks, Biodiversity and Landscape

The applicant shall address the following items in the planning application.

1. Public Open Space (POS):

The POS requirements are satisfied within the permitted development's masterplan (LRD6105/22) and is not required for this Block C application. Contribution in lieu will be required to make up for the shortfall overall (i.e. over the wider site)

2. Communal Open Space (COS): The COS provision is located to the rear of the apartment block and is larger in area than the original application due to the revised building footprint. The development requirement is 116m² minimum and a stated 563m² is provided.

The COS planting design shall include some large canopy trees to assist with screening and greening the block for adjoining properties. A revised master landscape plan shall be submitted.

3. Green Roofs: A Green roof planting plan shall be submitted. Planting species shall be biodiverse for habitat creation.

The potential to green the blank facades of the north elevation shall be reviewed and proposals submitted.

4. Boundaries:

- A detailed boundary plan, with photographs of existing boundaries and proposals shall be submitted.
- The front boundary will include a boundary railing fronting the buffer strip.

5. Materials:

- The scheme shall allow 50% of all external seating to have arm & back rests which shall be referenced in the landscape submission.
- Entrance paved areas shall be of natural stone. Rear pathways shall be of coloured macadam/block paving.

6. Biodiversity:

- All buildings proposed to be demolished will be inspected beforehand by an ecologist for the presence of bats. Consultation with the NPWS will be required if this protected species is found present.
- An AA screening report shall be included in the application.

Please Note:

Under section 32E of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 neither the taking place of an LRD meeting nor the provision of an LRD opinion shall prejudice the performance by the Planning Authority of its functions under this Act or any regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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A/Deputy City Planner

10-12-24.

