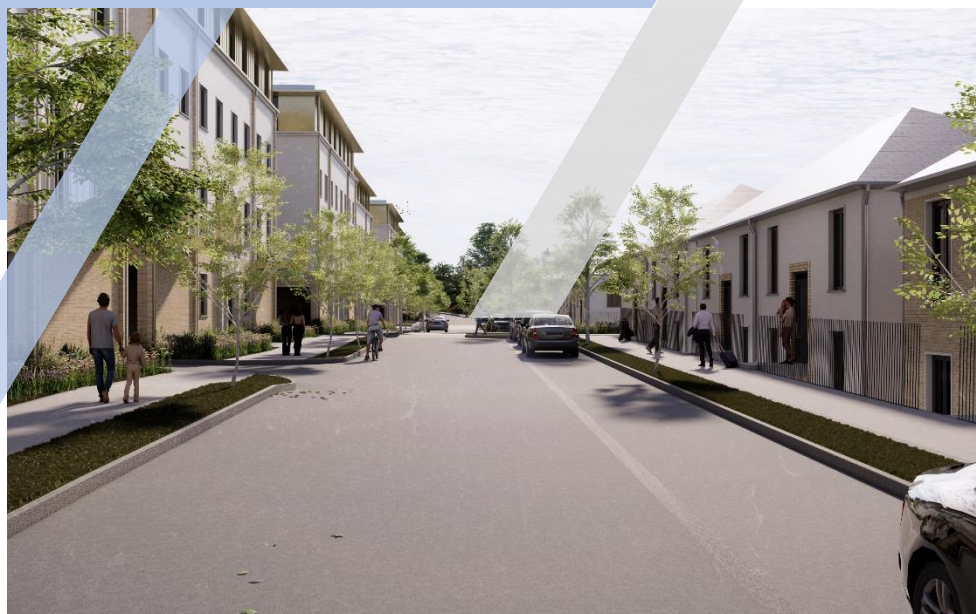
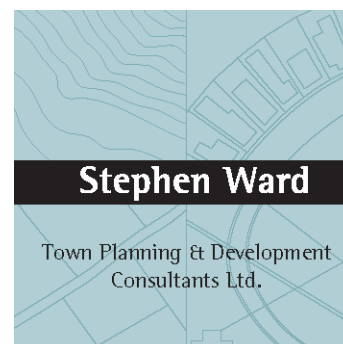


Applicant's A.22(2A)(b) Response Statement to South Dublin County Council LRDOP005/24 LRD Opinion

Residential Development with Crèche at Woodtown, Ballycullen, Dublin 16.



Prepared on behalf of
Lagan Homes Ballycullen Ltd



CONTENTS

1.0 Introduction	5
2.0 Response of the Applicant to S.32D Issues Raised	6
2.1 Procedural.....	6
2.1.1 Applicant’s Response	6
2.2 General Design Considerations.....	6
2.2.1 Applicant’s Response	6
2.3 Flood Risk/Surface Water Attenuation/SuDS	7
2.3.1 Applicant’s Response	7
2.4 Natural Heritage	7
2.4.1 Applicant’s Response	7
2.5 Parks	8
2.5.1 Applicant’s Response	8
2.6 Public Housing/Part V	8
2.6.1 Applicant’s Response	8
2.7 Childcare Provision	9
2.7.1 Applicant’s Response	9
2.8 Sustainable Movement (Roads).....	9
2.8.1 Applicant’s Response	9
2.9 Environmental Considerations	9
2.9.1 Applicant’s Response	10
2.10 Additional Considerations	10
2.10.1 Applicant’s Response	10
3.0 Response of the Applicant to Information Specified under Article 16A.....	10
3.1 Development Statistics	10
3.1.1 Response of the Applicant	10
3.2 Principle of Development Zoning and Council Policy	12
3.2.1 Response of the Applicant	12
3.3 Procedural Issues	12
3.3.1 Response of the Applicant	13
3.4 Urban Design and Layout - Density	13
3.4.1 Response of the Applicant	14
3.5 Urban Design and Layout – Potential Overlooking.....	14
3.5.1 Response of the Applicant	14
3.6 Urban Design and Layout – Lands on northern and western boundary.....	15
3.6.1 Response of the Applicant	15
3.7 Urban Design and Layout – Underground Attenuation.....	16

3.7.1 Response of the Applicant	16
3.8 Urban Design and Layout –Existing and Proposed Levels	16
3.8.1 Response of the Applicant	16
3.9 Urban Design and Layout –Street Trees	16
3.9.1 Response of the Applicant	16
3.10 Urban Design and Layout – Building height.....	17
3.10.1 Response of the Applicant	17
3.11 Urban Design and Layout - Contours.....	17
3.11.1 Response of the Applicant	17
3.12 Urban Design and Layout – Universal Accessibility	18
3.12.1 Response of the Applicant	18
3.13 Urban Design and Layout – Cut and Fill drawings	18
3.13.1 Response of the Applicant	18
3.14 Housing and Residential Amenity – Daylight and Sunlight	18
3.14.1Response of the Applicant	18
3.15 Housing and Residential Amenity – Unit Mix	20
3.15.1 Response of the Applicant	20
3.16 Housing and Residential Amenity – Residential Accommodation Standards.....	20
3.16.1 Response of the Applicant	21
3.17 Housing and Residential Amenity – Separation Distances and Cross Sections	21
3.17.1 Response of the Applicant	21
3.18 Housing and Residential Amenity – Communal Open Space.....	23
3.18.1 Response of the Applicant	23
3.19 Housing and Residential Amenity – Public housin/Part V	23
3.19.1 Response of the Applicant	23
3.20 Housing and Residential Amenity – Childcare Provision	23
3.20.1 Response of the Applicant	24
3.21 Flood Risk Assessment.....	24
3.21.1 Response of the Applicant	24
3.22 Surface Water Attenuation/SuDS	25
3.22.1 Response of the Applicant	25
3.23 Natural Heritage	25
3.23.2 Response of the Applicant	25
3.24 Open Space and Green Infrastructure	25
3.24.1 Response of the Applicant	26
3.25 Sustainable Movement (Roads).....	26
3.25.1 Response of the Applicant to Item 1 Sustainable Movement (Roads)	26

3.25.2 Response of the Applicant to Item 2 Sustainable Movement (Roads)	27
3.25.3 Response of the Applicant to Item 3 Sustainable Movement (Roads)	27
3.25.4 Response of the Applicant to Item 4 Sustainable Movement (Roads)	27
3.25.5 Response of the Applicant to Item 5 Sustainable Movement (Roads)	27
3.25.6 Response of the Applicant to Item 6 Sustainable Movement (Roads)	27
3.25.7 Response of the Applicant to Item 7 Sustainable Movement (Roads)	28
3.25.8 Response of the Applicant to Item 8 Sustainable Movement (Roads)	28
3.25.9 Response of the Applicant to Item 9 Sustainable Movement (Roads)	28
3.25.10 Response of the Applicant to Item 10 Sustainable Movement (Roads)	28
3.25.11 Response of the Applicant to Item 11 Sustainable Movement (Roads)	28
3.25.12 Response of the Applicant to Item 12 Sustainable Movement (Roads)	29
3.25.13 Response of the Applicant to Item 31 Sustainable Movement (Roads)	29
3.25.14 Response of the Applicant to Item 14 Sustainable Movement (Roads)	29
3.25.15 Response of the Applicant to Item 15 Sustainable Movement (Roads)	29
3.25.16 Response of the Applicant to Item 16 Sustainable Movement (Roads)	30
3.25.17 Response of the Applicant to Item 17 Sustainable Movement (Roads)	30
3.25.18 Response of the Applicant to Item 18 Sustainable Movement (Roads)	30
3.25.19 Response of the Applicant to Item 19 Sustainable Movement (Roads)	30
3.25.20 Response of the Applicant to Item 20 Sustainable Movement (Roads)	30
3.25.21 Response of the Applicant to Item 21 Sustainable Movement (Roads)	31
3.25.22 Response of the Applicant to Item 22 Sustainable Movement (Roads)	31
3.25.23 Response of the Applicant to Item 23 Sustainable Movement (Roads)	31
3.26 Environmental Considerations – Environmental Impact Assessment Report	31
3.26.1 Response of the Applicant	31
3.27 Environmental Considerations – Screening for Appropriate Assessment	32
3.27.1 Response of the Applicant	32

1.0 INTRODUCTION

An LRD meeting was held with South Dublin County Council on the 16th of January 2025. An Opinion was issued dated by South Dublin County Council on the 11th of February 2025. This statement is prepared in accordance with Article 22 (2A) (b) of the Planning and Development Regulations 2001 (as amended) in response to the Notice of Opinion (NOP) issued under Section 32D of the Planning and Development Act 2000 (as amended) by South Dublin County Council dated the 11th of February 2025.

In accordance with Section 32D(2), where the opinion of the planning authority is that the documents submitted for the purposes of the meeting do not constitute a reasonable basis on which to make an application for permission for the proposed LRD it shall specify in the LRD opinion-

(a) The areas, or the issues, in respect of which the documents submitted do not constitute a reasonable basis on which to make the application,

These additional requirements are listed in the South Dublin County Council Opinion under the following headings-

- Procedural
- General Design Considerations
- Flood Risk/Surface Water Attenuation/SuDS
- Natural Heritage
- Parks
- Public Housing/Part V
- Childcare Provision
- Sustainable Movement (Roads)
- Environmental Considerations
- Other Considerations

A response to the issues raised under Section 32D(2) is provided at Section 2 of this statement.

Article 16A (7) of the Planning and Development Act 2000 (as amended) provides that when issuing an opinion in accordance with section 32D of the Act a planning authority, may, in addition to the requirements of section 32D, notify the prospective LRD applicant that specified information in addition to the requirements of Article 23, should be submitted with any LRD application for permission for the proposed development.

A summary of the information provided by the applicant in response to the request under Article 16A(7) is provided at Section 3 of this statement in the same order as the Opinion.

This statement includes a summary of the responses detailed by Waterman Moylan and JFOC in their respective reports and makes reference to the documents and drawings provided to the planning authority as part of the planning application package with address all items raised in the Opinion. This statement should be read in conjunction with the details, drawings and documents under separate cover.

2.0 RESPONSE OF THE APPLICANT TO S.32D ISSUES RAISED

For ease of referencing, the individual sections of the Notice of Opinion issued by South Dublin County Council are restated (*italic in text below*) with the response of the applicant to each item directly following.

2.1 PROCEDURAL

Any application should include a statement of response to the issues in the LRD Opinion and a statement that in the applicant's opinion, the proposal is consistent with the relevant objectives of the development plan.

2.1.1 APPLICANT'S RESPONSE

This statement responds to the issues raised in the LRD Opinion. A statement of consistency has been prepared by Stephen Ward Town Planning and Development Consultants Ltd provided under separate cover demonstrating the proposal is consistent with the relevant objectives of the development plan.

2.2 GENERAL DESIGN CONSIDERATIONS

The above assessment highlights those areas in which the particulars submitted are lacking, or those issues which should be reconsidered or addressed by the applicant in any documents submitted with a future planning application. These areas include but are not limited to:

(a) the interface with the existing residential developments to the immediate north and west of the site and the need to ensure that there is no significant adverse impact on the amenity of these residents by way of overlooking, overshadowing.

(b) the need to avoid any ransom strips between the site and the immediately adjoining development to the north.

(c) the need to ensure that the scheme adequately ties into the existing road, footpath and cycle network in the area and promotes sustainable modes of travel. Pedestrian/cycle shortcuts through adjoining residential estates should be maximised, justification for their omission by reason of level changes is not acceptable.

(d) All private amenity space and setbacks between opposing first floor windows shall be in line with the Sustainable and Compact Settlements Guidelines for Planning Authorities, (2024).

2.2.1 APPLICANT'S RESPONSE

a) The proposed development provides adequate separation between the proposed and existing housing along the north and west of the site with appropriate boundary treatments. Building height along this boundary is restricted to two storey housing. A site specific model was developed by Solearth and a full assessment of the existing houses in proximity to the site boundaries has been undertaken. Analysis has shown that the proposed development can be provided without any material loss of daylight or sunlight and no noticeable loss of sunlight to gardens.

b) The proposed development includes pedestrian links to be provided as part of the development and includes additional lands within the application site to allow for necessary tie in works. Two additional potential pedestrian routes are provided for to the future school site and White Pines development. Footpaths proposed will be brought to the boundary with no ransom strips to enable these connections to be provided in the future.

c) The applicant has sought to maximise the pedestrian connections to the adjoining residential developments. As detailed above, lands have been included within the site boundary and necessary letters of consent provided to enable tie in to existing footpath networks and roads.

d) All dwellings with opposing windows about ground floor level that serve habitable rooms are set back by 16m in line with the Sustainable and Compact Settlements Guidelines for Planning Authorities, (2024).

2.3 FLOOD RISK/SURFACE WATER ATTENUATION/SUDS

Concerns have been raised about the size and design of the SuDS system. The applicant is advised to contact the SDCC Water Services Team to discuss these items further in advance of any submission.

2.3.1 APPLICANT'S RESPONSE

Project engineers Waterman Moylan have liaised with South Dublin Water Services Team in relation to the design of the SuDS system proposed. Please refer to the Engineers Assessment Report under separate cover for further details.

2.4 NATURAL HERITAGE

The final design must protect, as far as practically possible, the integrity of the central woodland strip and the habitats therein.

2.4.1 APPLICANT'S RESPONSE

The protection of the central woodland strip has been a focus of the design team from the projected inception. The woodland was recognised on initial setting out of the site's opportunities and constraints and a 10-meter buffer was put in place to ensure the design evolved outside this area. An ecological assessment and tree survey input provided baseline data and mitigation measures to prevent any potential adverse impacts on the woodland and associated watercourse. The measures included in the detailed design proposed protect the existing trees, prevent contamination of the watercourse and provide for mammals travelling through the site.

2.5 PARKS

Much greater detail is needed over the level changes on site. Detailed drawings and cross sections are required displaying contour levels and cross sections, particularly at boundaries and in regard to the proposed linear park. All concerns raised by the Parks Teams shall be adequately addressed.

2.5.1 APPLICANT'S RESPONSE

Since the LRD meeting was held with South Dublin County Council additional topographical surveys have been undertaken and final levels proposed have been confirmed. This has enabled the design team to produce extensive and detailed cross sections both within the application site and in context of the surrounding developments.

- In particular, NMP drawing nos. L-701 to L7-707 related specifically to the proposed public open space to be provided to serve the development and are fully coordinated with the section drawings prepared by Waterman Moylan (Nos. 1208-1210)
- Drawing L-701 relates to the relationship with the surrounding residential developments to the west/northwest
- JFOC Drawing 1002 details the existing contours and drawings 1003 to 1005 illustrate the proposed site plan with finished floor levels and road levels.
- NMP Drawing No. L-100 provides additional spot heights as proposed.
- Cross sections by JFOC demarcate existing and proposed levels by way of colour lines.
- JFOC have developed a series of Contiguous Elevations and Site Sections to inform the planning authority (Nos. 6001-6010)

2.6 PUBLIC HOUSING/PART V

The applicant will need to engage directly with the Housing Department regarding their proposal for Part V, noting that further proposals are subject to review, and no agreement can be made prior to costing a permitted scheme.

2.6.1 APPLICANT'S RESPONSE

The applicant has engaged with the Housing Department of South Dublin County Council and a letter has been provided under separate cover indicating that the proposal is acceptable in principle.

2.7 CHILDCARE PROVISION

The applicant should provide sufficient childcare spaces to support the proposed development. More detailed plans and measurements for the proposed creche and associated outdoor area. The Eastern elevation should be reconfigured, so no blank façade exists.

2.7.1 APPLICANT'S RESPONSE

A detailed analysis of the potential demand for childcare and the childcare facility proposed to be provided is contained within the Childcare Demand Assessment prepared by Stephen Ward Town Planning and Development Consultants Ltd under separate cover.

The design of the proposed childcare facility has been relocated to the north of the site on advice received at the LRD meeting with South Dublin County Council to enable future synergy with the school site. The building design has been amended accordingly and in compliance with the Childcare Regulations.

2.8 SUSTAINABLE MOVEMENT (ROADS)

Further consideration shall be given to the design recommendations set out in Appendix 09 (SDCC Roads Response). Particular attention should be given to reducing the level of car parking, ensuring all road of similar type are the same width across site and connectivity to surrounding area.

2.8.1 APPLICANT'S RESPONSE

The applicant and design team have reviewed the SDCC roads response and feedback received during the LRD meeting. The road design and layout illustrated by the drawings submitted with the planning application demonstrate consistency in road widths according to their function within the road hierarchy.

2.9 ENVIRONMENTAL CONSIDERATIONS

An EIAR screening and an AA Screening Assessment shall be submitted with the final application.

The Planning Authority has set out its considerations in this report. The applicant is invited to address those issues identified. For more detailed consideration, the technical consultations received are included below in the appendices and the applicant is advised to address all concerns raised within these reports as part of any final application.

2.9.1 APPLICANT'S RESPONSE

An Environmental Impact Assessment Report and Natural Impact Statement accompany this planning application.

2.10 ADDITIONAL CONSIDERATIONS

The Planning Authority has set out its considerations in this report. The applicant is invited to address those issues identified. For more detailed consideration, the technical consultations received are included below in the appendices and the applicant is advised to address all concerns raised within these reports as part of any final application.

2.10.1 APPLICANT'S RESPONSE

The Design Team have reviewed the LRD Opinion and departmental reports attached. The documents and drawings submitted under separate cover address the issues raised.

3.0 RESPONSE OF THE APPLICANT TO INFORMATION SPECIFIED UNDER ARTICLE 16A

The following specific information was requested by South Dublin County Council with any application for permission.

3.1 DEVELOPMENT STATISTICS

- a) For the final application, a Schedule of Accommodation should include an apartment typology table showing the amount and percentage of simplex and duplex apartments to enable the Planning Authority to form an accurate opinion when reviewing the LRD application.*
- b) For the final application, please include the total area of the creche and associated play area and plans of same, labelling the total creche area (including play area).*
- c) For the final application, please include the breakdown of residential to visitor car parking and show these labelled on the site layout plan.*
- d) For the final application, confirm the gross site area of the site.*

3.1.1 RESPONSE OF THE APPLICANT

- a) A schedule of accommodation has been prepared by JFOC Architects that includes a breakdown of apartment typologies, extracted below. The Housing Quality Assessment identifies the apartments by type and on a Block by Block basis. The architects design statement includes a height strategy which shows the number of storeys of all buildings proposed.

Apartment Type	No. of Bedrooms	No. of Storeys	Total
Type 1a	1	1	51
Type 1b	1	1	17
Type 1c	1	1	6
Type 1d	1	1	34
Type 2a	2	2	61
Type 2b	2	2	26
Type 3a	2	2	34
Type 3b	2	2	30
Type 4a	3	2	44
Type 4b	3	2	2
			305



Figure 1 Building Height Strategy

b) The creche building is two storey with a gross floor area of 475sq.m which is indicated on the architects' drawings as requested. The play area extends to c.125sq.m as indicated on the schedule of accommodation under separate cover.

c) Car Parking is broken down on the schedule of accommodation prepared by JFOC Architects under separate cover and extracted below. JFOC Drawing No. 2006 identifies car parking distribution across the site.

Car Parking Provision	
House Parking	
1.48 spaces per 3/4 Bed House	264
1 space per 2 Bed House	19
Apartment Parking	
0.87Spaces per Apartment	244
Visitor	21
Creche	15
Total Car Spaces	563

d) The application site consists of the main development area (10.36ha) and the lands included to tie into Stocking Wood Drive (vehicular & pedestrian), Stocking Wood Copse (pedestrian only and utility connection), the spur road running south from Stocking Avenue to the east of Abbots Grove Avenue (vehicular & pedestrian and utility connection) as well as the pedestrian connections into Abbots Grove Park to the west of the site. The total gross site area within the red line boundary is 10.38ha.

3.2 PRINCIPLE OF DEVELOPMENT ZONING AND COUNCIL POLICY

a) For the final application the applicant should provide a site layout plan overlayed with the site's land use zonings.

b) For the final application, the applicant shall include a site layout plan which includes all key features including the proposed contours of the site and the immediately adjoining land along the site's northern and western boundaries, any existing watercourses and related setbacks to same, all existing hedgerows both on and immediately adjacent to the site, as well as the proposed school site to the north.

3.2.1 RESPONSE OF THE APPLICANT

a) The development area (10.36ha) is zoned RES-N with the objective *"To provide for new residential communities in accordance with approved area plans"*. Please refer to drawing no. 2003 under separate cover.

b) Please refer to the following drawings for information on key features-

- JFOC Drawing 1002 details the existing site contours and identifies trees and hedgerows.
- JFOC Site Drawings all indicate the set back and buffer zone to the stream within the centre of the site (e.g. Nos. 1003, 1004, 1005 & 1006). Buildings are at least 10m from the stream that runs along the eastern boundary (see section 27 by NMP Drawing L706 and JFOC drawing 6009 for site sections along the eastern site boundary).
- JFOC site plan drawings indicate finished floor levels and road levels on their site drawings and spot heights are provided on NMP landscape drawings.
- Contiguous Elevations and Site sections have been prepared by JFOC Architects (Nos. 6001, 6002, 6003, 6004, 6005, 6006, 6007) show the existing ground levels in red relative to the proposed levels with proposed ridge levels.

3.3 PROCEDURAL ISSUES

a) For the final application, the applicant shall summarize the main planning applications which relate to the site and the decisions.

b) For the final application, the applicant shall provide a summary matrix of policy requirements. State the policy or objective, and how they are responding to it, and include reference to the SDCC County Development Plan 2022-2028, and all relevant SDCC Documentation.

3.3.1 RESPONSE OF THE APPLICANT

a) the table below has been compiled to inform the assessment of the proposed development and EIAR under separate cover.

PA. Ref. No.	Applicant	Description	Decision
LRD24A/0007	Capami Limited	523 no. residential units	Granted.
SD23A/0260	Ardstone Homes Limited	Construction of 75 no. residential units	Granted
ABP-311141-21 (SA21A/0137)	The Minister for Education & Skills	Provision of a temporary two-storey post-primary school.	Granted
ABP-309836-21	Ardstone Homes Limited	SHD – 241no. residential units in 5no. apartment blocks and a community building.	Granted
ABP-310398-21	Ardstone Homes Limited	SHD – 114no. Build to Rent apartments in 6no. blocks.	Granted
ABP-310337-21 (SD20A/0149)	Capami Ltd	LED floodlighting system and all associated ducting, column foundations and bases and fixtures for a permitted sports pitch.	Granted
SD19A/0345	Ardstone Homes Limited	Neighbourhood Centre comprising a single storey convenience retail unit and a three storey building comprising a creche.	Granted
ABP-302414-18 (SD18A/0204)	Jones Investments Ltd	65no. residential units and outline permission for a primary school and post primary school.	Refused
ABP-247693-16 (SD16A/0059)	Capami Ltd	Playing pitch and associated site works. Site south of Oldcourt Road and east of Oldcourt Lane,	Granted

- b) Please refer to the Statement of Consistency prepared by Stephen Ward Town Planning and Development Consultants Ltd submitted under separate cover for planning history and development plan policy and objective compliance.

3.4 URBAN DESIGN AND LAYOUT - DENSITY

For the final application, the applicant should provide a plan and detailed table that confirms the exact size and density of each of the parcels of land that have been included/excluded in sqm/hectares. The density of the site should be calculated in line with the 'Measuring Residential Density' criteria as set out in Appendix B of the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2024)'.

3.4.1 RESPONSE OF THE APPLICANT

As outlined above, the net site area is 10.36ha. the schedule of accommodation provides a breakdown of units in the west and east portions of the site that is divided by the central woodland and stream. There are 272no. dwellings to the west (117no. houses and 155no. apartments) and 230no. dwellings to the east (80no. houses and 150no. apartments) providing a balanced mix across both phases of development. The distribution of unit types across the site has been informed by the site topography, desire to protect residential amenity and building height.

3.5 URBAN DESIGN AND LAYOUT – POTENTIAL OVERLOOKING

For the final application, further consideration should be given to the following:

The proximity of the proposed units along the northern and western boundary to that of the existing residential development and the need to ensure that the proposed scheme does not introduce overlooking issues for these existing residential properties.

3.5.1 RESPONSE OF THE APPLICANT

The proposed development maintains adequate separation from existing development along the north and western boundaries as indicated on the site layout plans (JFOC drawing no. 1003, 1004, 1005). Detailed cross sections have also been provided at locations where existing residential properties are located in proximity to site boundary and proposed housing to demonstrate their relationship and any difference in levels as illustrated by JFOC drawing no. 2005. The design has taken into consideration the position of first floor windows and potential overlooking as a result of changes in levels between existing and proposed housing to avoid potential overlooking. NMP drawings and sections indicate how garden have been stepped at the western boundary to protect both existing and future residential amenity and appropriate boundary treatments will be provided (e.g. drawing L701 and L102).

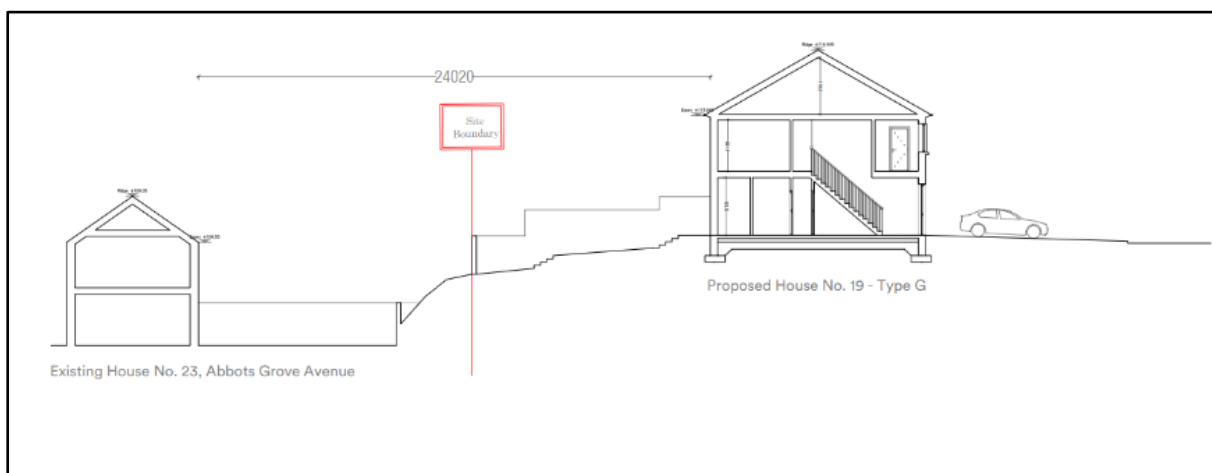


Figure 2 Extract from JFOC Drawing No.2005

3.6 URBAN DESIGN AND LAYOUT – LANDS ON NORTHERN AND WESTERN BOUNDARY

For the final application, further consideration should be given to the following:

The small sliver of land running between the northern and western boundaries of the site and the adjoining residential estates and how this area will be accessed/maintained and protected. It should be noted that the Planning Authority's preference would be that this area of land would be landscaped and would form part of the application site and that full engineering details are provided to confirm how this area will be protected to avoid subsidence.

3.6.1 RESPONSE OF THE APPLICANT

The land identified by the planning authority is not within the ownership or control of the applicant. These lands form part of the Abbots Grove development. As illustrated on NMP drawing L-701 it is proposed to provide a step-down in the rear gardens of proposed housing in this location to remove any need for retaining along this boundary. There will be no structural works proposed on the boundary.

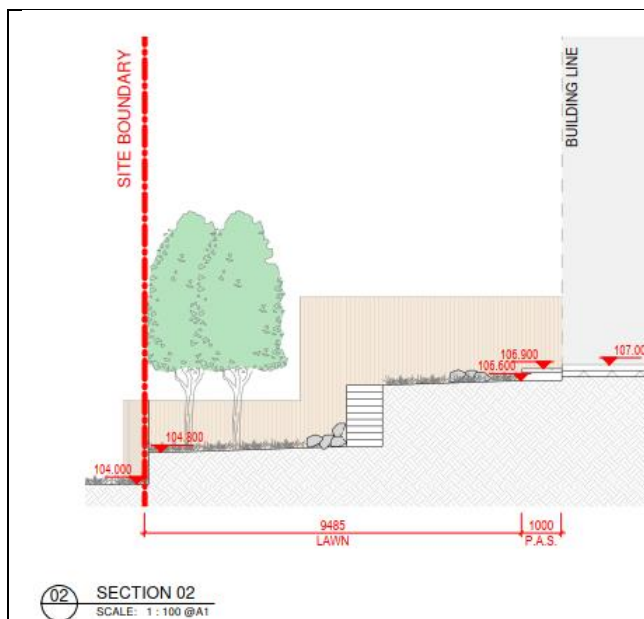


Figure 3 Extract from NMP Drawing No. L-701

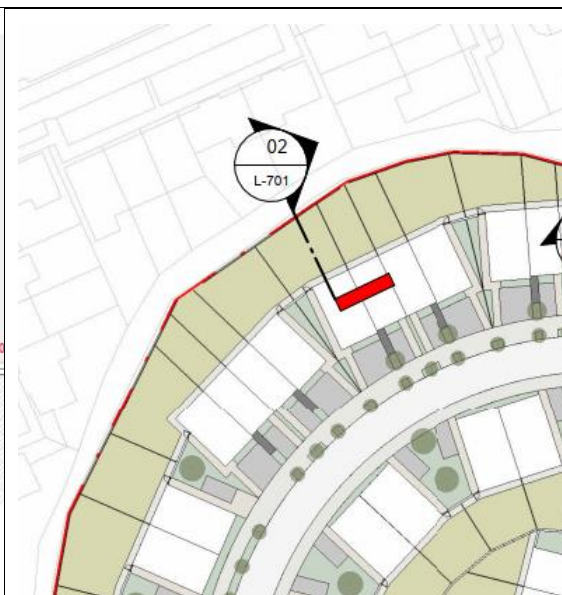


Figure 4 Extract from NMP Drawing No. L-700

3.7 URBAN DESIGN AND LAYOUT – UNDERGROUND ATTENUATION

For the final application, further consideration should be given to the following:

The over-reliance on underground attenuation (dealt with elsewhere in this report).

3.7.1 RESPONSE OF THE APPLICANT

The proposed surface water strategy has developed in consultation with SDCC and removes the underground tanks previously proposed.

3.8 URBAN DESIGN AND LAYOUT –EXISTING AND PROPOSED LEVELS

For the final application, further consideration should be given to the following:

The level of detail provided with regards to the level changes that occur across the site – additional existing and proposed level details and longitudinal sections should be included within the final submission.

3.8.1 RESPONSE OF THE APPLICANT

Please refer to JFOC Drawing Nos. 6001-6010 for contiguous elevations and longitudinal sections that inform the change in levels that occur across the site. Site plans also include finished floor levels, road levels and spot levels within landscape areas.

3.9 URBAN DESIGN AND LAYOUT –STREET TREES

For the final application, further consideration should be given to the following:

The need for additional street trees throughout the development and their locations within private gardens – all street trees should be located within the public realm (dealt with elsewhere in this report).

3.9.1 RESPONSE OF THE APPLICANT

As detailed by the Landscape Design Statement prepared by NMP and submitted under separate cover, there are c.900 trees proposed as part of the landscaping scheme for the proposed development. Trees will be located in public and communal spaces.



Figure 5 Extract from NMP Landscape Design Strategy

3.10 URBAN DESIGN AND LAYOUT – BUILDING HEIGHT

For the final application, while reference to building heights is contained in the Architectural & Urban Design Statement, the applicant should include a building height strategy. The Building Height Strategy should show the heights across the full area of the site, with supporting statement detailing how the final heights have been established and why. The applicant should refer to the South Dublin Building Height and Density Guide, contained in Appendix 10 of the County Development Plan.

3.10.1 RESPONSE OF THE APPLICANT

Please refer to JFOC Architect's Design Statement under separate cover for full details of the building height strategy.

3.11 URBAN DESIGN AND LAYOUT - CONTOURS

For the Final Application, the applicant shall provide an existing site layout confirming existing site levels across the full site. A separate proposed site layout plan shall also be provided, clearly labelling the proposed contours, including any proposed structural features (retaining walls, gabion walls, ramps, supported landscaping features etc.).

3.11.1 RESPONSE OF THE APPLICANT

Please refer to the following drawings-

- JFOC Drawing 1002 for existing levels
- JFOC Drawing 1003, 1004 & 1005 for proposed levels
- NMP Drawing L- for proposed levels within landscape areas
- NMP Drawing L- for proposed structural features.

3.12 URBAN DESIGN AND LAYOUT – UNIVERSAL ACCESSIBILITY

For the Final Application, the applicant needs to demonstrate that all areas of the site are universally accessible and ensure that they can be maintained to 'taking in charge' standards. This is dealt with further elsewhere.

3.12.1 RESPONSE OF THE APPLICANT

NMP have undertaken a detailed study of all pedestrian routes through the site to ensure they are compliance with Part M and accessibility is provided to all public open space. Please refer to the landscape strategy by NMP detailing how access and circulation to through the development has been provided. Gradient management is also addressed by JFOC in the Architectural Design Statement.

JFOC Drawing No. 2002 identifies the areas of the development proposed to be taken in charge which will be constructed in line with South Dublin County Council taking in charge standards.

3.13 URBAN DESIGN AND LAYOUT – CUT AND FILL DRAWINGS

For the Final Application, the applicant also needs to provide additional longitudinal cross sections throughout the full site, particularly in areas where significant areas of cut and fill are proposed to allow the Planning Authority to fully assess the impacts of the proposal.

3.13.1 RESPONSE OF THE APPLICANT

Please refer to JFOC drawing Nos. 6001-6010 for longitudinal cross sections through the site that indicate the existing and proposed levels. These drawings have been developed in tandem with Waterman Moylan Consulting Engineers who have provided longitudinal sections of the proposed roads (Drawing Nos. 1120-1123).

3.14 HOUSING AND RESIDENTIAL AMENITY – DAYLIGHT AND SUNLIGHT

For the final application, the applicant shall submit a full and comprehensive Daylight and Sunlight Analysis Report confirming that there will be no impact on either the residents of the scheme or of any of the existing residential properties with a shared boundary with the application site from a Daylight and Sunlight perspective.

3.14.1 RESPONSE OF THE APPLICANT

A Daylight and Sunlight analysis has been undertaken by Solearth and results are provided under separate cover. A site specific model was developed including the neighbouring properties adjoining the application site. 109 houses and gardens were assessed for any potential impacts by the proposed development. An assessment of both daylight and sunlight to the existing properties before and after the proposed development was

undertaken. The sunlight to private open space (gardens) in proximity to the development site boundary was also assessed.

Of the 808no. windows assessed for daylight impacts, one window at 24 Abbots Grove will have a minor adverse loss. No windows are impact upon in terms of sunlight. Results show that there will be no noticeable difference to sunlight in the adjoining gardens tested as a result of the proposed development.

The proposed development also performs well in terms of access to daylight and sunlight for future residents having regard to its location on a north facing slope. Of the 502no. dwellings and external areas tested 99.4% of units met the sunlight exposure targets and 95.5% met the recommended daylight distribution targets. 100% of the public open space areas proposed meet with the recommended standard receiving at least 2 hours of sunlight on the 21st of March.

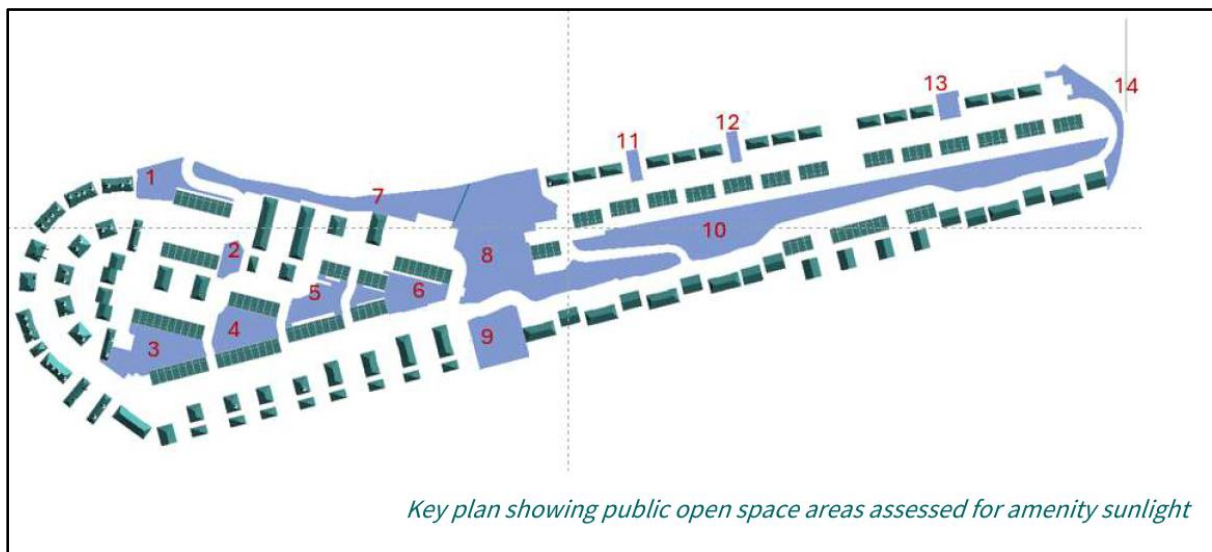


Figure 6 Extract from Daylight Availability & Sunlight Exposure & Impact Report by Solearth

3.15 HOUSING AND RESIDENTIAL AMENITY – UNIT MIX

The final application should provide a clear breakdown of the unit mix throughout the development and provide figures for simplex and duplex units separately.

3.15.1 RESPONSE OF THE APPLICANT

JFOC Architects have compiled a Housing Quality Assessment which is provided under separate cover and summarised below.

Block	1-storey	2-storey	Total	Block	1-storey	2-storey	Total
Block A	8	8	16	Block P	2	6	8
Block B	8	8	16	Block Q	2	6	8
Block C	8	10	18	Block R	2	6	8
Block D	5	7	12	Block S	3	6	9
Block E	4	2	6	Block T	3	6	9
Block F	3	4	6	Block U	2	6	8
Block G	6	8	14	Block V	2	6	8
Block H	1	15	16	Block W	2	6	8
Block I	2	16	18	Block X	2	6	8
Block J	14	8	22	Block Y	3	6	9
Block K	1	9	10	Block Z	4	4	8
Block L	4	6	10	Block A2	8	8	16
Block M	3	6	9	Block B2	4	4	8
Block N	2	6	8				
Block O	2	6	8				

3.16 HOUSING AND RESIDENTIAL AMENITY – RESIDENTIAL ACCOMMODATION STANDARDS

a) For the final application, the summary page at the front of the Schedule of Accommodation /HQA should be updated to include a 'summary of the unit types' and the 'number of persons' each unit type caters for. The proposed development should be in line with the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2024) 'Sustainable Urban Housing: Design Standards for New Apartments' (2023) and the South Dublin County Development Plan 2022- 2028.

b) For the final application, a detailed HQA or schedule of accommodation shall be provided which outlines detailed floor plans of all unit types, including handed versions of any units that provide mirrored layouts. In addition, the applicant should note that storage must meet all necessary standards, be accessed from circulation areas, and not include wardrobe spaces or kitchen cupboards. To ensure the future adaptability of all houses, the applicant should ensure that the roof space is sufficient to allow for conversion to habitable accommodation. The applicant should provide floor plans and elevations to demonstrate how this is achieved.

3.16.1 RESPONSE OF THE APPLICANT

a) The schedule of accommodation prepared by JFOC Architects has been updated to include the details requested.

b) JFOC Architects have compiled a Housing Quality Assessment which details storage for each unit. Drawings for each house type are provided including mirrored layouts as requested.

JFOC have reviewed the house types proposed with regard to potential for conversion in the future. As addressed in the Architect's Design Statement by JFOC, House Types D and G as well housing in 'The Crescent' have higher ridge heights suitable for future attic conversion subject to planning permission.

Drawings are provided for all proposed house types and apartments including mirrored layouts.

3.17 HOUSING AND RESIDENTIAL AMENITY – SEPARATION DISTANCES AND CROSS SECTIONS

For the final application, the applicant should ensure that there are adequate separation distances between both the existing and proposed units in line with the Sustainable and Compact Settlements Guidelines for Planning Authorities, (2024).

For the final application, additional cross-sections/longitudinal sections from differing perspectives showing the level changes are required. For the final application, the applicant should submit longitudinal cross sections across the site particularly along the centre of the site through the park but also the western and northern boundaries where the site slopes steeply towards the adjoining residential developments. These cross sections should confirm any retaining structures that are required and confirm all boundary treatments at these locations. All private amenity space shall be in line with the Sustainable and Compact Settlements Guidelines for Planning Authorities, (2024).

3.17.1 RESPONSE OF THE APPLICANT

Separation distances of at least 16-metres are maintained between first floor opposing windows within the site and between proposed and existing housing to the east and north of the proposed development. Detailed cross sections have been prepared to clearly demonstrate how the proposed development relates to existing residential properties as well as proposed units as detailed above.

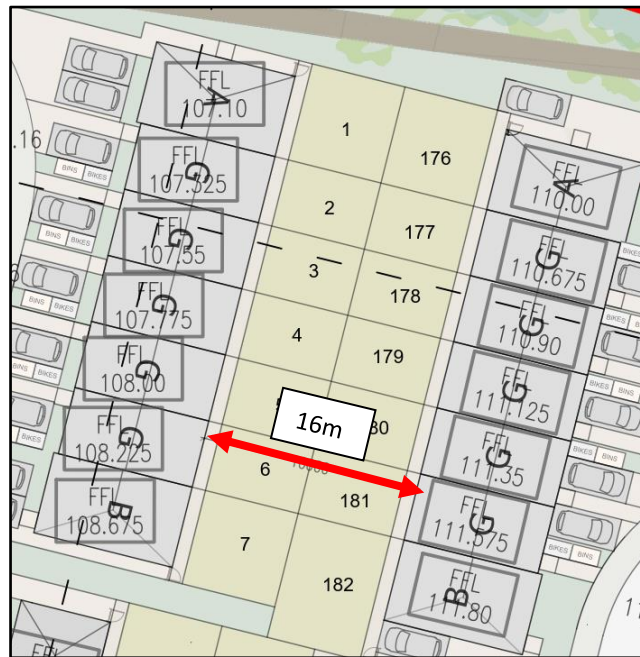


Figure 7 Extract from JFOC Drawing No. 1003

NMP drawing L-102 for details all boundary treatments including retaining structures and corresponding cross sections with reference to drawing L-707.

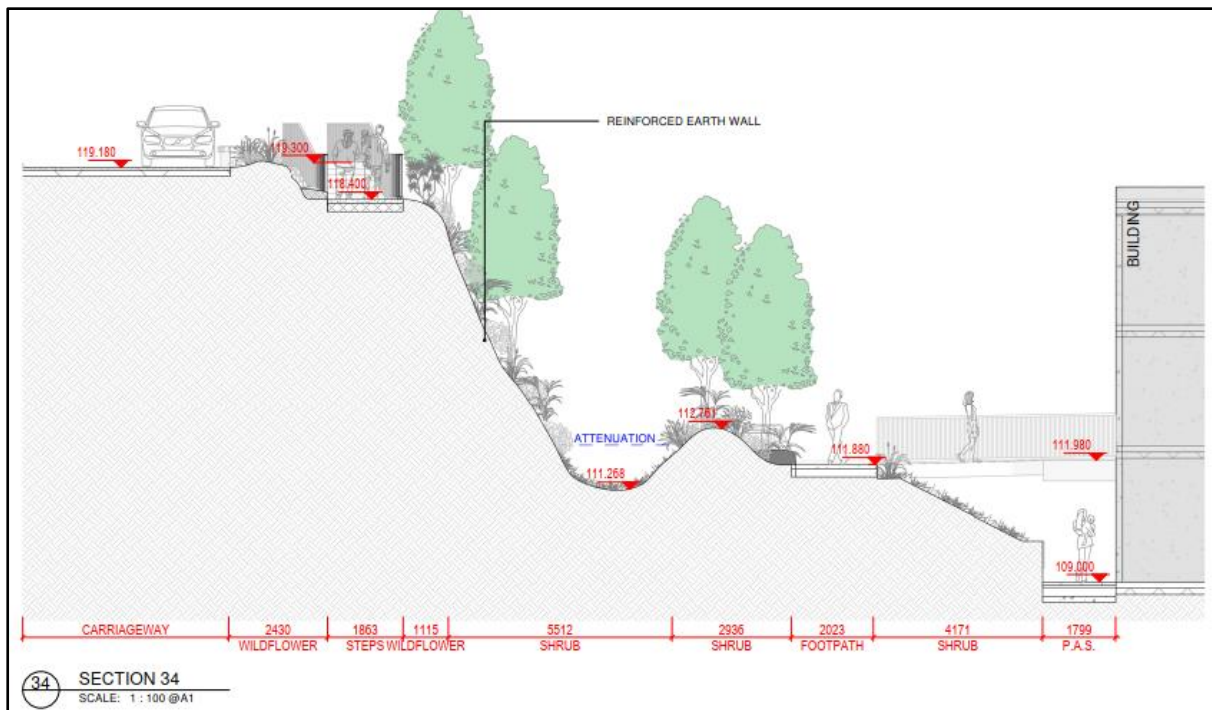


Figure 8 Extract from NMP Drawing No. L-707

3.18 HOUSING AND RESIDENTIAL AMENITY – COMMUNAL OPEN SPACE

For the final application the applicant should ensure that all communal open spaces are clearly identified, with area/sqm outlined for each parcel. Additionally, the applicant should ensure that each space is easily accessible by all residents they intend to serve. Appropriate buffers should be provided between communal spaces and habitable rooms of nearby buildings.

3.18.1 RESPONSE OF THE APPLICANT

In accordance with the Apartment Design Guidelines, based on the mix of apartments proposed, communal open space of 2,011sqm should be provided in addition to a minimum of 15% of the site area as public open space. NMP drawing L-101 identifies open space for residents across the site that has been calculated as 22,927sq.m (22% of the site area).

The proposed development includes 197no houses and 305no. apartments. All units are own door dwellings and not apartment blocks with a main entrance. The communal open space has been combined with the public open space in order to provide a cohesive landscape strategy with open space in close proximity to all residents while providing full nature based surface water drainage strategy. It is submitted that to allocate individual parcels of land per block in a piecemeal fashion would not be as beneficial. Should the planning authority disagree there is ample open space provided throughout the site for segregated zones to be provided.

3.19 HOUSING AND RESIDENTIAL AMENITY – PUBLIC HOUSIN/PART V

For the final application the Housing Department has advised that the applicant will be required to submit proof of date of purchase of the site in order to confirm the percentage Part V requirement. The applicant will need to engage directly with the SDCC Housing Department regarding their proposal for Part V, noting that further proposals are subject to review, and no agreement can be made prior to costing a permitted scheme.

3.19.1 RESPONSE OF THE APPLICANT

The applicant has engaged with the Housing Department of SDCC and a letter is included with this planning application indicating that the Part V proposal is acceptable in principle.

3.20 HOUSING AND RESIDENTIAL AMENITY – CHILDCARE PROVISION

a) For the final application, consideration should be given as to whether the creche would be better served at the northern end of the woodland spine, closer to the site entrance.

b) For the final application, the applicant should provide the overall area of the creche, both on the planning description and associated creche plans. This shall include detailed plans and dimensions of the associated creche play area.

c)For the final application, activation of all elevations will be expected. From the submitted plans there is a blank elevation on part of the eastern elevation of the creche. Activation is needed on this elevation extending similar fenestration out.

d)For the final application, the applicant should provide sufficient childcare spaces to support the proposed development.

3.20.1 RESPONSE OF THE APPLICANT

a)The creche has been relocated following advice from SDCC. The creche is located on the northern end of the woodland spine closer to the entrance and future school site.

b)The design of the creche building has been amended accordingly and provides active elevations to the public realm.

c)A detailed analysis of the potential demand for childcare and the childcare facility proposed to be provided is contained within the Childcare Demand Assessment prepared by Stephen Ward Town Planning and Development Consultants Ltd under separate cover.

3.21 FLOOD RISK ASSESSMENT

For the Final Application, the following should be provided:

- *Additional water attenuation to the west catchment by means of SuDS.*
- *Alternative SuDS solutions such as tree pits, swales and other SuDS should be used, not attenuation tanks.*
- *Submit cross sections and longitudinal views of swales, tree pits and attenuation basins showing the contours of the site.*

For the Final Application, contact SDCC Water Services to discuss the discharge rate of the site prior to the submission of any application.

3.21.1 RESPONSE OF THE APPLICANT

The applicant's project engineers Waterman Moylan have liaised with the SDCC Water Services department in the design of the proposed surface water strategy for the proposed development. Details of swales, tree pits and attenuation basins are shown on the drawings that accompany this planning application

Waterman Moylan and NMP have worked together to produce the drawings and cross sections provided. Please refer to Waterman Moylan drawing nos. 1202 and 1203 for the full SUDS layout proposed and 1204 for details, Drawing Nos. 1200 and 1201 for drainage details. Attenuation sections are provided by Waterman Moylan drawing Nos. 1208-1210 which correspond to the sections prepared by NMP. Soft landscaping details such as tree pits and bio-retention details are provided on NMP drawing Nos. L805-L808.

3.22 SURFACE WATER ATTENUATION/SUDS

The final application should provide robust details of all SuDS infrastructure for the scheme and address the requirements of the Water Services Team and Public Realm. The SuDS strategy should be informed by a flow route analysis of the site and conveyance plan, prepared by a suitably qualified professional, and the applicant should be able to show that the scheme maximizes the potential use of natural SUDs features, including those which have a wet or dry amenity use such as tree pits, as well as the removal of any/all underground attenuation. A comprehensive SuDS Management Plan will also be required. Final details should be prepared in consultation with Water Services and Public Realm and agreement of the suitability of the final proposals should be sought in advance of lodging a planning application.

3.22.1 RESPONSE OF THE APPLICANT

The SuDS strategy seeks to maximise the use of nature based techniques and does not include any underground attenuation tanks. Full coordination with NMP and regard to the requirements of the Parks department. All details have been agreed with SDCC water services team. Waterman Moylan Drawings Nos. 1202 & 1203 illustrate the full SUDS layout that this was prepared on the basis of a flow route analysis of the site and conveyance plan. A SUDS Operation and Maintenance Manual has also be submitted as part of the planning application package.

3.23 NATURAL HERITAGE

For the final application, all concerns identified by the Heritage Officer shall be adequately addressed.

3.23.2 RESPONSE OF THE APPLICANT

The report of the Heritage Officer has been reviewed. A biodiversity management plan is required prior to construction. The mitigation measures recommended in the EclA and NIS have been incorporated into the Construction and Environmental Management Plan to ensure they will be prioritised. The applicant is open to a condition requiring the biodiversity management plan to be prepared prior to construction for agreement with SDCC.

3.24 OPEN SPACE AND GREEN INFRASTRUCTURE

For the final application, the applicant should address each of the points raised by the Public Realm Team or provide a robust justification for any departure from same. For the final application, much greater information is needed in relation to the change in levels across the site. Detailed drawings and cross sections are required displaying contour levels and cross sections, particularly at boundaries and in regard to the proposed linear park.

3.24.1 RESPONSE OF THE APPLICANT

The design team has reviewed the content of the report by the Public Realm Team and contained within Appendix 07 of the LRD Opinion issued by SDCC. A full response has been detailed by NMP Landscape Architects. As detailed above, a comprehensive pack of drawings has been provided as part of the planning application providing the planning authority with all the details requested.

3.25 SUSTAINABLE MOVEMENT (ROADS)

SDCC Roads Department has requested the following to be included in the final application:

- 1. Noting the challenges that topography presents to the site/surrounding area, opportunities for pedestrian/cycle permeability into adjoining residential areas should be utilised and universally accessible linkages provided.**

3.25.1 RESPONSE OF THE APPLICANT TO ITEM 1 SUSTAINABLE MOVEMENT (ROADS)

3no. linkages have been provided as part of the proposed development with two further pedestrian routes provided for to the school site north of the application site and into White Pines. Due to differences in levels it was not possible to ensure all linkages will be universally accessible. However the two main desire lines – west to the Ballycullen Road and bus services and north to Stocking Lane and associated bus services are Part M compliant.



Figure 9 Extract from NMP Drawing No. L-701 illustrating the proposed pedestrian link to Abbots Grove Park

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- 2. *The footpaths and cycle lane links should be extended along the proposed access locations to provide continuous connections into the undeveloped site.***
-

3.25.2 RESPONSE OF THE APPLICANT TO ITEM 2 SUSTAINABLE MOVEMENT (ROADS)

There are no existing cycle links directly abutting the application site in either the spur road from Stocking Avenue or through Stocking Wood Drive. The cycle lane on Stocking Avenue is not extended into any of the residential developments accessed off this road. The proposed development connects to the existing footpaths on the spur road to the east of Abbots Grove Avenue and ties in with footpaths in Stocking Wood Drive.

- 3. *Stocking Wood Estate is not in public ownership - provide permission to carry out roadworks from the landowner.***
-

3.25.3 RESPONSE OF THE APPLICANT TO ITEM 3 SUSTAINABLE MOVEMENT (ROADS)

Please find enclosed a letter from the applicant's solicitor/landowner.

- 4. *Any proposed future connections should be constructed to the boundary to avoid 'ransom strips'.***
-

3.25.4 RESPONSE OF THE APPLICANT TO ITEM 4 SUSTAINABLE MOVEMENT (ROADS)

All pedestrian/cycle connections will be constructed to the boundary as illustrated by the drawings submitted under separate cover. Full tie in is possible within Stocking Wood Drive and Stocking Wood Copse. A letter of consent has also been issued by South Dublin County Council to allow for tie in to the two proposed pedestrian routes to Abbots Grove Park.

- 5. *Two different road options for the eastern side of the development have been provided. The roads department prefers the circular option.***
-

3.25.5 RESPONSE OF THE APPLICANT TO ITEM 5 SUSTAINABLE MOVEMENT (ROADS)

The preferred option has been chosen in the final site layout plan. This road layout provides a looped road connection to the east of the application site.

- 6. *The applicant is requested to revise the refuse collection strategy to avoid the refuse vehicles having to make multiple turns.***
-

3.25.6 RESPONSE OF THE APPLICANT TO ITEM 6 SUSTAINABLE MOVEMENT (ROADS)

The final site layout plan has been autotracked for refuse vehicles and avoids the needs for refuse vehicles having to make multiple turns. In addition, possible locations for bin staging areas have been identified. An operational waste management plan has been prepared as part of the EIAR provided under separate cover.

- 7. The road layout plan identifies potential pedestrian access along the north and into Abbots Grove. The applicant is requested to provide these connections to the wider developments.**

3.25.7 RESPONSE OF THE APPLICANT TO ITEM 7 SUSTAINABLE MOVEMENT (ROADS)

As stated above, The applicant has agreement with the landowner of Stocking Wood to allow full tie in at Stocking Wood Copse and Stocking Wood Drive. A letter of consent has also be issued by South Dublin County Council to allow for tie in to the two proposed pedestrian route to Abbots Grove Park. Potential connections identified to the school site and the White Pines development will be brought to the site boundary.

- 8. Provide a pedestrian link at the eastern end of the development to provide connectivity to the retail and public transport links along Stocking Avenue, where hedgerow is weak or broken.**

3.25.8 RESPONSE OF THE APPLICANT TO ITEM 8 SUSTAINABLE MOVEMENT (ROADS)

A pedestrian/cycle connection is provided for to the east of the site linking to White Pines which could provide direct connection to Tesco and bus services along Stocking Avenue. The bus services on Stocking Avenue can also be accessed via the proposed vehicular entrance via Stocking Wood Copse and Stocking Wood Drive on the east of the site and the spur road on the west and pedestrian connections on the west.

- 9. The link to Abbots Grove may need to be realigned to provide access.**

3.25.9 RESPONSE OF THE APPLICANT TO ITEM 9 SUSTAINABLE MOVEMENT (ROADS)

The link to Abbots Grove has been aligned with the centre of the existing road.

- 10. The applicant is requested to provide cross-sections of the roads and pedestrian routes for the development. These should be dimensioned and to an appropriate scale. The pedestrian and cycle routes should be accessible to all, particularly mobility impaired people.**

3.25.10 RESPONSE OF THE APPLICANT TO ITEM 10 SUSTAINABLE MOVEMENT (ROADS)

Please refer to NMP drawing no. L-701 for details of the proposed connection into Abbots Grove Park and additional cross sections are provided for routes through the site on section drawings L-702 to L707.

- 11. For the final application, the applicant shall submit the proposed pedestrian links from the sites to the bus stops.**

3.25.11 RESPONSE OF THE APPLICANT TO ITEM 11 SUSTAINABLE MOVEMENT (ROADS)

Please refer to Travel Plan by Waterman Moylan Consulting Engineers which details all bus services in proximity to the and illustrated below.

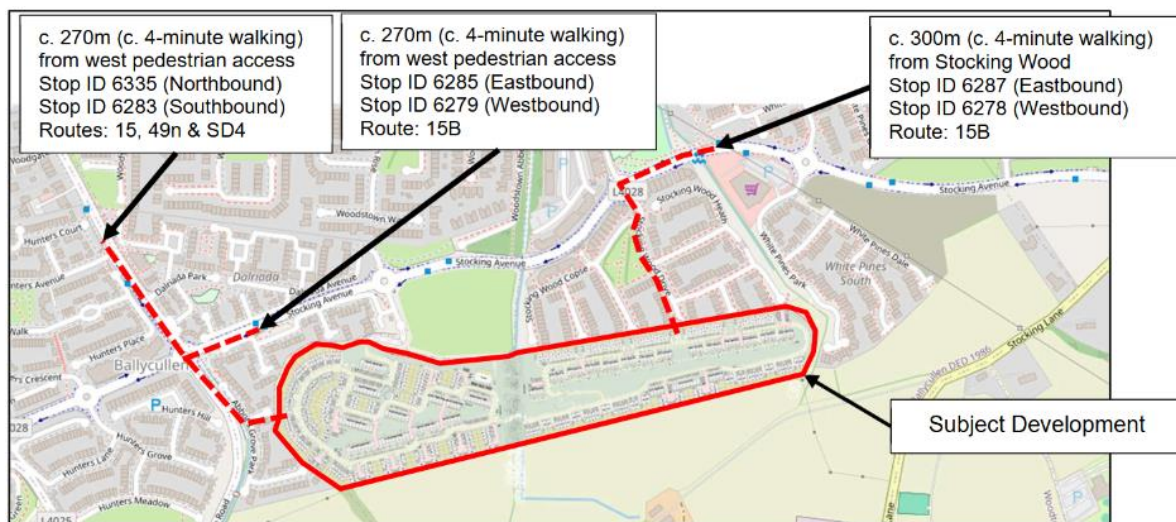


Figure 10 Extract from Travel Plan by Waterman Moylan

- 12. The Roads Department would like to see the current 86% of the max. parking rate reduced to 80% in order to make the development look less car dominant.**

3.25.12 RESPONSE OF THE APPLICANT TO ITEM 12 SUSTAINABLE MOVEMENT (ROADS)

Car parking provision has been reduced to 78% of the maximum.

- 13. EV charging shall be provided in all residential, mixed use and commercial developments and shall comprise a minimum of 20% of the total parking spaces provided.**

3.25.13 RESPONSE OF THE APPLICANT TO ITEM 31 SUSTAINABLE MOVEMENT (ROADS)

EV charging is provided to 20% of communal car parking spaces. Ducting is provided to facilitate future provision of EV charging points as illustrated by Waterman Moylan drawing no. 24-128.

- 14. The applicant should provide for mobility impaired users at the apartment parking areas and at the creche.**

3.25.14 RESPONSE OF THE APPLICANT TO ITEM 14 SUSTAINABLE MOVEMENT (ROADS)

Car parking spaces for mobility impaired users is provided at the creche and apartments as identified on JFOC drawing 2006 as well as the site layout plans.

- 15. Allocate 4 no. staff bike parking spaces and 11 no. visitor bike spaces to the creche.**

3.25.15 RESPONSE OF THE APPLICANT TO ITEM 15 SUSTAINABLE MOVEMENT (ROADS)

16no. cycle parking spaces are provided for the creche.

- 16. Taking in Charge - All items and areas for taking in charge shall be undertaken to a taking in charge standard. The Taken in charge layout should be amended to remove the small spaces, where posable. Rationalise the public and private areas to make boundaries clear.**

3.25.16 RESPONSE OF THE APPLICANT TO ITEM 16 SUSTAINABLE MOVEMENT (ROADS)

Please refer to drawing 2002 for areas proposed to be taken in charge.

- 17. The applicant shall provide a Stage 1 and Stage 2 road safety audits for the entire development.**

3.25.17 RESPONSE OF THE APPLICANT TO ITEM 17 SUSTAINABLE MOVEMENT (ROADS)

An independent Stage 1/2 Road Safety Audit has been undertaken by Roadplan and is submitted under separate cover including a completed designers response form. The site layout plan submitted take account of the findings of the RSA.

- 18. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users.**

3.25.18 RESPONSE OF THE APPLICANT TO ITEM 18 SUSTAINABLE MOVEMENT (ROADS)

Mobility impaired car parking has been provided for with the apartment parking areas and the creche as requested by the SDCC Roads Team.

- 19. The gradient of the access shall not exceed 2.5% over the last 6 metres of approach on public roads.**

3.25.19 RESPONSE OF THE APPLICANT TO ITEM 19 SUSTAINABLE MOVEMENT (ROADS)

This standard has been complied with. Please refer to drawings by Waterman Moylan Consulting Engineers under separate cover.

- 20. Bicycle storage should comply with the most recent cycle design manual. All layout plans showing bicycle and bin storage should comply with the most recent cycle design manual, to allow for storage of different bicycle types. The doors of bicycle storage shall not open over public areas.**

3.25.20 RESPONSE OF THE APPLICANT TO ITEM 20 SUSTAINABLE MOVEMENT (ROADS)

Bicycle storage details are provided by JFOC drawing 7001. The doors of bicycle storage will not open over public areas.

21. The traffic and transport assessment should be carried out using up to date survey information.

3.25.21 RESPONSE OF THE APPLICANT TO ITEM 21 SUSTAINABLE MOVEMENT (ROADS)

The Traffic and Transport Assessment prepared by Waterman Moylan consulting Engineers is based on traffic survey data collected by IDASO on Thursday the 16th of January 2025 which was during school term time.

22. The applicant shall submit an updated plan to include a developed Construction Traffic Management Plan and Construction Management Plan prior to commencement once a contractor has been appointed.

3.25.22 RESPONSE OF THE APPLICANT TO ITEM 22 SUSTAINABLE MOVEMENT (ROADS)

An initial construction and environmental management plan has been prepared by Waterman Moylan consulting Engineers which includes an assessment of construction traffic and is submitted under separate cover.

23. The applicant is requested to include in their CEMP how construction traffic will be managed during each phase of construction in regards to access to the site. Also include how during phasing, turning areas for fire tenders and refuse vehicles it to be provided.

3.25.23 RESPONSE OF THE APPLICANT TO ITEM 23 SUSTAINABLE MOVEMENT (ROADS)

Please refer to the CEMP prepared by Waterman Moylan under separate cover for full details of construction traffic predicted for the proposed development. Construction traffic will access the site via an existing spur road south of Stocking Avenue to the east of the Abbots Grove development. The CEMP details the position of the construction compound for each phase of development. Each compound location has been selected with regard to protecting existing residential amenity surrounding the site and the sensitivity of streams passing through the site. The west of the site (Phase 1) is proposed to have a looped internal road structure that will enable fire tender and refuse vehicles to circulate without the need for a turning area.

3.26 ENVIRONMENTAL CONSIDERATIONS – ENVIRONMENTAL IMPACT ASSESSMENT REPORT

The final application should be accompanied by an EIA Screening Report.

3.26.1 RESPONSE OF THE APPLICANT

An Environmental Impact Assessment Report has been prepared and submitted as part of this planning application.

3.27 ENVIRONMENTAL CONSIDERATIONS – SCREENING FOR APPROPRIATE ASSESSMENT

The final application should be screened for appropriate assessment, and an Appropriate Assessment Screening Report should be provided.

3.27.1 RESPONSE OF THE APPLICANT

A screening for appropriate assessment was undertaken for the proposed development at pre-planning stage and a Natura Impact Statement was submitted as part of the LRD Meeting request package. The NIS has been updated to take full account of the final design and proposed development the subject of this planning application. Please refer to NIS under separate cover for details.