

Summary of Pre-Part 8 Internal Consultation with DLRC Sections

Proposed Residential Development at Lehaunstown Lane, Dublin 18

1. Parks and Landscape / Municipal Services

No objection to the proposed development.

2. Biodiversity Officer

No objection to the proposed development.

- An updated EcIA to be submitted following completion of seasonal surveys.
- A revised CEMP to be completed prior to commencement of construction.

3. Cherrywood DAPT / Infrastructure

No objection to the proposed development subject to the following conditions:

- Development shall demonstrate compliance with relevant Planning Scheme objectives including daylight/sunlight standards.
- Building materials, finishes and services shall comply with relevant Planning Scheme objectives.
- A detailed Construction Management Plan shall be submitted prior to commencement.
- Directional signage and street naming shall comply with Cherrywood SDZ Guidance.
- A fully coordinated SuDS strategy shall be provided.
- All drawings shall be fully coordinated across disciplines.
- Road layouts, footpaths and Greenway design shall comply with SDZ requirements.

4. Architects Department

No objection to the proposed development subject to the following conditions:

- Design shall incorporate measures to ensure safe and accessible play areas.
- Traffic calming measures including shared surface and raised tables shall be implemented.
- All footpaths shall comply with Part M.
- Unit layouts and daylighting shall comply with relevant standards.
- Elevations and detailing shall be finalised to ensure consistency.
- Waste management arrangements shall be provided.

5. Community and Cultural Services

No objection to the proposed development.

6. Drainage Planning / Housing and Water Services

No objection to the proposed development subject to the following conditions:

- All SuDS measures shall comply with CIRIA C753.
- Green roofs shall comply with Development Plan standards.
- Detailed drainage design and maintenance shall be agreed prior to commencement.
- A post-construction maintenance schedule shall be implemented.

7. Environmental Enforcement

No objection to the proposed development subject to the following conditions:

- A Construction Management Plan shall be prepared including environmental controls.
- Monitoring of noise, vibration and dust shall be carried out.
- A Resource and Waste Management Plan shall be submitted.
- An Operational Waste Management Plan shall be submitted.
- A Public Liaison Plan shall be implemented.
- A Pest Control Plan shall be implemented.

8. Traffic and Road Safety

No objection to the proposed development subject to the following conditions:

- Traffic calming measures shall be implemented.
- Safe access to play areas shall be provided.
- Pedestrian permeability shall be safeguarded.
- Footpaths shall comply with Part M.

9. Housing Department / Biodiversity Review

No objection to the proposed development subject to the following conditions:

- An updated EcIA shall be completed following wildlife surveys.
- Hydrology, habitats and species shall be clarified.
- A Habitat Protection Plan shall be prepared.
- An Ecological Mitigation Plan shall be prepared.
- A revised CEMP incorporating ecological mitigation shall be submitted.
- All mitigation measures shall be secured as planning conditions.

10. Road Maintenance

No objection to the proposed development subject to the following:

- Low-carbon materials including warm mix asphalt shall be considered.

From DLR Housing Department: All comments and feedback received have been integrated into the design and/or will be incorporated as Planning Conditions for the detail design and construction contract.