

MEETING OF DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL

8th June 2026

Report submitted in accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), the Planning and Development Act 2000, (as amended), and Section 179 of the planning and Development Act 2001 of the Local Government Act, 2001 (as amended)

Proposed: Build of 55nr. Unit Apartment Building and Community Facility at the former site of the Boylan Centre, Sussex Street, Dún Laoghaire and 4nr. terraced houses at 10 Eblana Avenue, Dún Laoghaire.

1. PC/H/01/2026

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), Dún Laoghaire-Rathdown County Council (the Council) gave notice of the proposed development, in the Irish Independent on 13th March 2026. Plans and particulars were made available for inspection during office hours at the Planning Department and Housing Department, County Hall, Marine Road, Dún Laoghaire; the Council Offices, Dundrum Office Park, Dundrum and on the dlr Consultation Hub from 13th March 2026 up to and including 15th April 2026.

Submissions and observations with regards to the proposed development could be made up to and including 29th April 2026.

The Part 8 Publication can be found on the Council's website here:

<https://dlrcoco.citizenspace.com/housing/proposed-housing-development-at-sussex-street-ebila/>

2. Site Location and Description

The subject site is located off Sussex Street and Eblana Avenue and has an approximate area of 0.25Ha. This site is bounded by Sussex Street to the East, Eblana Avenue and neighbouring residential units to the north, the St Michael's Hospital Grounds to the West and an access road to the south.

The application site is currently vacant, containing an 850m² single storey building formally utilised for community use in the form of a 680m² multipurpose hall with café and office facilities providing youth and community welfare supports. The building also contained a commercial use in the form of a 170m² commercial printers. The building has been vacant for 24 months.

The site also contains a 320 m² two-storey building at 10 Eblana Avenue which forms part of a two-storey terrace of buildings to the south of Eblana Avenue. An Architectural Heritage Impact Assessment carried out in 2024 by Historic Building Consultants and is included in the supporting documentation enclosed with the Planning Bundle. It found that *'there is nothing that survives of the original internal character of the hall at 10*

Eblana Avenue and the exterior not of special interest other than a limited historical value.'

The site currently has vehicular access off Sussex Street from the east on an on-curtilage parking area. The site also currently accommodates 25nr. surface parking spaces including one accessible parking space around the periphery of the site accessed of Sussex Street and a southern access road.

The subject site is within 5-minute walk (300m) from high quality public transport, Dún Laoghaire DART station, and in close proximity to the services and amenities available in Dún Laoghaire Town Centre.

The site topography gently slopes down from south to the north. The site is made up largely of building fabric and hard standing; with c30m of planter beds along the eastern boundary facing onto Sussex Street.

3. Zoning & Other Objectives

Under the Dún Laoghaire Rathdown County Development Plan 2022-2028 this site is zoned under Objective Major Town Centre (MTC) on Map 3 of the County Development Plan 2022-2028: - *"To protect, provide for and-or improve major town centre facilities"*.

On the same map, Specific Local Objective 10 of the County Development Plan 2 notes: - *"To retain, improve and encourage the provision of sustainable neighbourhood infrastructure facilities."*

Chapter 17.5.5 of the Interim Framework Plan identifies The Boylan Centre and St. Michael's Hospital as one of a number of projects that are key to achieving the objective of reconnecting the Town Centre to the Waterfront.

Objective 6 of the Interim Urban Framework Plan is *Identify and encourage redevelopment of key sites at present under-utilised e.g. Hospital Lands and the Boylan Centre, sites at the Harbour and the site of the Dún Laoghaire Further Education Institute.*

Objective 12 notes: *Any redevelopment of the Boylan Centre shall ensure some element of community facility uses (This should be informed by the community audit).*

4. Proposed Works

Proposed demolition of community building at 10 Eblana Avenue and demolition of community and commercial building and removal of on-street parking at 10 Sussex Street. Construction of a new community facility and housing development comprising of 39nr. 1-bed apartments, 16nr. 2-bed apartments and 4nr. 3-bedroom houses and provision of 1nr. accessible parking space, an accessible drop-off area, 66nr. cycle parking spaces and all associated site works on Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin.

5. Appropriate Assessment

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Housing, Planning Community and Local Government, February 2010), and the Planning and Development (Amendment) (No. 3) Regulations 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's). Noreen McLoughlin, MSc c/o Traynor Environmental Ltd has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and has submitted a report.

Having reviewed and considered this Appropriate Assessment Screening Report and general information on the nature of the project, the Council has been able to conclude that there is no likelihood of any significant effects on European sites arising from the proposed works, either alone or in combination with other plans or projects.

Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process i.e., a Natura Impact Statement (NIS). The AA Screening Determination is included as an Appendix to this Part 8 Report.

6. Environmental Impact Assessment (EIA) Screening Determination

Section 93 of the Planning and Development Regulations 2001 (as amended) outlines the instances in which an Environmental Impact Assessment Report is required.

The proposed development is subject to an assessment in accordance with Section 93 and Schedule 5 of the Planning & Development Regulations, 2001 (as amended).

An Environmental Impact Assessment screening determination in relation to the proposed development has been made by Dún Laoghaire-Rathdown County Council in accordance with Section 120 (4) and Schedule 7 of the Planning & Development Regulations, 2001 (as amended).

The decision has been informed by information prepared by Traynor Environmental Ltd, on behalf of the Council – Environmental Impact Assessment Screening Report - having regard to the characteristics of the proposed development, in relation to size, the accumulation with other existing development, any associated demolition works, the use of natural resources in particular land, soil, water and biodiversity, the production of waste, pollution and nuisances, surface and foul water, air and noise pollution, risk of major accident and characteristics of potential impacts.

Having reviewed and considered this Environmental Impact Assessment Screening Report and general information on the nature of the project, the Council has determined that an Environmental Impact Assessment Report EIAR is not required in this instance. The EIA Screening Determination is included as an Appendix to this Part 8 Report.

7. Implications of the Proposed Development for the Proper Planning and Sustainable Development of the Area

Key Planning Considerations

Principles of Development

As noted above, the development site is subject to zoning objective 'MTC', which seeks *'To protect, provide for and-or improve major town centre facilities'*. Under this zoning objective, Residential and Community Facility developments are 'Permitted in Principle'; as outlined in Chapter 13 of the County Development Plan 2022-2028.

It is proposed to provide a 350m² community facility, as defined in Chapter 13 of the County Development Plan, on the ground floor of the proposed development. The building will be used for community activities organised primarily by the local community and to which the public may be admitted on payment of a charge or free of charge.

It is also proposed to provide residential housing and apartment development; therefore, its use is in accordance with the primarily 'MTC' zoning objective of the subject site. This is also in accordance with the Interim Dún Laoghaire Urban Framework Plan

Also noted, there is a Specific Local Objective for the site *"To retain, improve and encourage the provision of sustainable neighbourhood infrastructure facilities."*

The redevelopment of this underutilised site will significantly improve the local visual and residential amenity. A community function, previously provided on the site by the Boylan Centre, will be retained in the proposed development, providing a multi-faceted social function within the local and wider community for social, recreational and leisure, cultural, and civic needs. The urban realm proposals include landscaping and seating interventions along Sussex Street to provide pleasant places to sit, rest and socialise along the pedestrian artery linking Georges Street and the Dart. This continues the pattern of seating interventions established on Georges Street and continued more recently along the pedestrian link to Harbour Square.

The Dún Laoghaire 2040 A Spatial and Economic Study for Dún Laoghaire Town identifies the site as a *'key town centre site is currently underutilised and would suit a mixed-use development'*. Table 3.1 of this study notes *'Redevelopment of the hospital lands, the Boylan Centre and the former VEC building on Eblana Avenue to include retention of existing hospital and community uses together with a mix of complementary uses, a network of new streets and public spaces with a tight urban grain, variety in architectural language and design and unit sizes to encourage variety of uses and functions.'*

The proposal includes retention of the existing community use and does not disadvantage any future development of the hospital lands and VEC building and includes public realm interventions, as mentioned previously.

Housing Provision

The development will comprise 59nr units, comprising 39nr. one-bedroom apartments and 16nr. two-bedroom apartments and 4nr. three-bedroom terrace houses. The apartments are contained in a seven-storey mixed-use block which also houses a community facility at ground floor level. The apartment block is accessed from the access road bounding the site to the south; 3nr. wheelchair liveable one-bedroom units with own door access are also accessed from this road.

The 4nr. terrace houses are three-storey with the upper floor set back to maintain the eaves height of the adjoining buildings. There is a private amenity area to the rear of each house and a second-floor balcony space. All upper floor apartments have balconies, and the ground floor wheelchair liveable units have terraces to the rear. Dual aspect is achieved in 34% of the units.

The houses and apartments are in compliance with the standards outlined within the Department of Housing, Local Government and Heritage Design Manual for Quality Housing 2022 and Quality Housing for Sustainable Communities 2007.

Universal Design

The Community facility can expect to accommodate users with a wide range of ages and abilities and has been designed to comply with *Building for Everyone: A Universal Design Approach* published by the National Disability Authority and the Centre for Excellence in Universal Design. In addition to this, and in accordance with Policy Objective PHP17, a Changing Places Bathroom has been included in the community facility to enhance the health, safety, comfort and dignity of someone who may need extra support and additional equipment during personal care tasks.

As part of the implementation of the objective in *Housing for An Ageing Population* the Department of Housing, Local Government and Heritage developed the ASSIST tool, a GIS mapping solution to aid Local Authorities in decision-making for identifying suitable sites for purpose-built housing for older people. The ASSIST tool assessed sites based on the proximity of certain key desirable resources, amenities and relevant facilities such as supermarkets, health-care facilities and community facilities. The assessment tool first analyses the site's proximity to key constraints which are the primary 'must-have' criteria that sites should fulfil in order to be considered for selection for older persons accommodation. The site assessment indicated the development site is very suitable for older person accommodation and that the provision of Universally Designed and wheelchair liveable residential units is justifiable, and in line with *Policy Objectives PHP30: Housing for All and PHP36: Inclusive Design & Universal Access*.

This approach is in line with the commitment to the principles set out in the Housing Delivery Action Plan 2022–2026 and the County Development Plan 2022–2028, which call for compact, accessible communities close to transport and services. It also aligns with the dlr Housing and Disability Strategic Plan 2021–2026, which emphasizes the urgent need for town-centre accommodation designed to universal design standards, as highlighted by the DLR Housing and Disability Steering Committee. By integrating universal design and prioritizing smaller units, this development will not only provide

homes but create a vibrant, inclusive community where individuals of all abilities can thrive.

Density

Policy Objective PHP18: Residential Density cites that - *'It is a Policy Objective to: ... Increase housing (houses and apartments) supply and promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites having regard to proximity and accessibility considerations, and*

... Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.'

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) set out national policy on achieving sustainable densities. Table 3.1 of the Guidelines identifies appropriate density ranges for different urban typologies.

For City Urban Neighbourhoods—which includes compact medium-density residential neighbourhoods, town centres, strategic development locations, and lands proximate to high-capacity public transport nodes in Dublin and Cork—the Guidelines recommend residential densities in the range of 50 to 250 dwellings per hectare (net).

Given its location and proximity to public transport, educational and employment centres, the Boylan Centre site in Dún Laoghaire is appropriately classified as an *Urban Neighbourhood* and is therefore suitable for higher-density residential development.

Appendix B of the Sustainable Residential Development and Compact Settlements Guidelines (SRDCS) outline the method for calculating net residential density in mixed-use schemes. The development achieves a density of 227uph and a Net Density of 242uph when calculated using the SRDCS Guidelines.

The proposed development meets the relevant housing policy objectives of Policy Objective PHP18 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the densities called for under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

In line with Policy Objective PHP27 and paragraph 12.3.3.1, the unit mix proposed in the development has regard to the specific needs of the DLR Housing Department. It is a Policy Objective to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided throughout the County in accordance with the provisions of the Housing Strategy and Housing Need Demand Assessment (HNDA) and any future Regional HNDA. The most recent Housing Needs Demand Assessment undertaken confirms a significant demand for one- and two-bedroom homes, alongside universally designed homes that meet the needs of people with disabilities and those who are aging. This proposed development responds directly to these priorities, ensuring inclusive, accessible housing options that enable independent living and long-term sustainability.

Building Heights

The DLR Building Height Strategy notes in Policy Objective BHS 1- Increased Height, It is a policy objective to support the consideration of increased heights and also to consider taller buildings where appropriate in the Major Town Centres of Dún Laoghaire [...] and in suitable areas well served by public transport links (i.e. within 1000 metre/10 minute walk band of LUAS stop, DART Stations or Core/Quality Bus Corridor, 500 metre/5 minute walk band of Bus Priority Route) provided that proposals ensure a balance between the reasonable protection of existing amenities and environmental sensitivities, protection of residential amenity and the established character of the area.

The Development Site is located within Dún Laoghaire Town Centre, in an area with a range of building heights from two to seven storeys. Between George's Street and the southern access road to the south is a principle commercial area and is largely two- and three-storey buildings. The building heights along Sussex Street rises from two- and three- storeys up to a building height of five-storeys with a set-back sixth storey at the Niche Living development. The building height on the St. Michael's Hospital grounds are largely four- storey, with the highest building on the site, the 'Nurses Building' adjoining the development site at a height of seven-storeys. Finally, the building heights on Eblana Avenue range from two-storey to four-storey.

The proposed apartment block is seven-storeys in height, referencing the building height established by adjoining St. Michaels 'Nurses Building'. The fifth and sixth floors have been set back from Sussex Street to reduce the perceived height of the building onto Sussex Street to five storeys, in reference the building heights established by the Niche Living development.

On southern side of Eblana Avenue, a two-storey building height is established by the existing terrace house along the road. The proposed 4nr. terrace houses have a set-back upper floor and terrace, so that the eaves height of the adjoining buildings is maintained.

Visual Impact Assessment

The primary mass of the apartment building is located along the south-east and south-west boundaries of the site, facing Sussex Street and the southern access road and is strategically located to mitigate against potential overshadowing on existing structures. The Daylight and Sunlight Assessment of the development, completed by Digital Dimensions and included in the supporting documentation, notes that "there will be a reduction to daylight and sunlight availability to a small number of the neighbouring properties. Any impact will be in line with emerging trends and building heights for urban areas."

The height of the apartment building references the adjacent Nurses building structure, completing an urban block and integrating with the existing development patterns established by developments in Harbour View and on Marine Road.

The ground floor community facility is articulated by an alternative elevational treatment, utilising a rainscreen cladding, differentiating it from the residential

element of the proposal and emphasising the entrance civic areas. This elevational treatment also forms the backdrop to the landscaped seated areas, encouraging those using the community facility to inhabit the areas as an extension of the public space. These landscaped interventions reference the seated areas provided on Georges Street and along the pedestrian link to Harbour Square and will encourage greater engagement with the public realm along Sussex Street, making it safer and more accessible to the community regardless of age or ability.

As a result of carefully considered massing, layout and separation distances to surrounding properties the proposed development will not have a significant negative impact on the existing residential amenities in terms of overlooking, overshadowing or overbearing appearance.

Materials

The proposed development will be constructed with a modest palette of good quality, robust and easily maintained materials. The façades of the apartment building facing onto the public road will be predominantly high-quality brickwork in reference to character of the facades seen along Georges Street and Sussex Street.

The front façade of the terrace houses will be predominantly through colour render, to align with the character of the adjoining properties and other buildings seen on Eblana Avenue. The second-floor set-back façade will be metal-clad to create a visual distinction between it and the lower façade to reinforce the existing eaves level datum and promote continuity in the streetscape.

Brickwork and rendered masonry are selected for their durability and low maintenance and align with the Development Plan's emphasis on materials that respect local character and contribute to visual coherence.

Aluclad windows are proposed for the fenestration on all elevations. These windows combine the robustness and weather resistance of aluminium with the warmth and sustainability of timber, ensuring longevity and energy efficiency. Slim profiles and deep reveals will provide articulation and shadowing, enhancing the building's visual depth.

In compliance with the DLR County Development Plan Green Roof Policy 2022, Green Infrastructure Strategy 2022-2028 and Biodiversity Action Plan 2009 over 70% of the Apartment block will be covered with an extensive grass roof having a minimum substrate depth of 80mm or 60mm beneath a sedum blanket. Photovoltaic panels will also be located on the roof but will be positioned away from the green roof to mitigate fire risks.

Parking Provision

The application site is in a central location in Dún Laoghaire, close to retail and residential amenities and the train station and in an area with enforced parking controls; making it an ideal candidate for a car-free development.

As noted previously, under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 the site has been identified in Chapter 3 as a City - Urban Neighbourhood, a highly accessible urban locations with good access to employment, education and institutional uses and public transport. Under the guidelines, Objective SPPR 3 - Car Parking notes that 'It is a specific planning policy requirement of these Guidelines that: In city centres and urban neighbourhoods [...] car-parking provision should be minimised, substantially reduced or wholly eliminated.' Due to the sites close proximity to public transport, recreation, cultural, commercial and retail spaces, no parking is proposed to be provided for the Residential Development.

Section 12.4.5 of the DLR County Development Plan 2022–2028 sets out Car Parking Standards for the county. Section 12.4.5.1 Parking Zones notes Major Town Centre areas of Dún Laoghaire and Dundrum together with the Blackrock District Centre areas being allocated within "Parking Zone 1". This zone generally comprises areas characterised as having access to a high level of existing and planned public transport services (rail and bus) with good interchange potential; a high level of service accessibility, existing and planned, by walking or cycling; and a capacity to accommodate high density retail, office and residential developments. Table 12.5 sets out maximum car parking standards in Zone 1 for all uses, including residential. However, there are no minimum or standard car parking requirements.

Section 12.4.5.2 Application of Standards states that: 'In certain instances, in Zones 1 and 2 the Planning Authority may allow a deviation from the maximum or standard number of car parking spaces specified in Table 12.5 or may consider that no parking spaces are required.' The proposed provision of zero parking spaces for use by the residential facility is in accordance with the County Development Plan, as adopted, and the Compact Settlement Guidelines.

It is proposed to provide 1nr. Accessible parking spaces and an Accessible drop off space for the use of the Community Facility in close proximity to the main entrance.

In accordance with the DLR Bicycle Standards 2018 - Parking Requirements for Apartments, provision for 55nr. long stay bicycle parking spaces, along with 1nr. cargo bike space, have been provided in a secure and covered area to the north of the apartment building, the equivalent of just over 1no. parking space per house and apartment. It is also intended that further cycle parking will be provided, subject to monitoring of use of existing capacity, in the form of wall mounted stacked-over-sheffield cycle parking.

11nr. short stay bicycle parking spaces are provided on Sussex Street through 6nr. Sheffield stands.

Open Space Provision

The development site is located close to residential amenities and Public Parks. It is a 5-minute walk from Dún Laoghaire Harbour, Myrtle Square and the children's playground and The Lexicon Park. The People's Park and playground and the Dún Laoghaire Baths is a 10-minute walk.

A 500m² landscaped courtyard area is located to the north of the apartment block providing high-quality Communal Open Space in the form of a secure and usable outdoor space which is accessible for less mobile and older people. The proposals also include for 417 m² of Private Open space provided in the form of min. 1.8m deep balconies and ground floor landscaped terraces for the Wheelchair Liveable Units. The areas provided are in accordance with the Design Manual for Quality Housing 2022 and Sustainable Urban Housing: Design Standards for New Apartments 2023.

Planning Conclusions

The proposed development will enhance the character of the surrounding area and be in accordance with relevant policy and the provisions of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028. The proposed development will, therefore, be in accordance with the proper planning and sustainable development of the area.

8. Internal Reports

Community and Cultural Development

No objection to the proposed development

Biodiversity Officer

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

- All mitigation measures outlined in the EcIA, EIA Screening, Bat Report and CEMP will be implemented.
Reason: To ensure the implementation of mitigation measures And for the protection of our local biodiversity and protected species.
- All mitigation measures will be collated and integrated into the CEMP prior to the commencement of construction.
Reason: To ensure the implementation of mitigation measures on site.
- The final landscape plan will incorporate all biodiversity enhancement measures outlined in the EcIA in agreement with the project ecologist.
Reason: to support local biodiversity and its protection.
- Any invasive species, including contaminated soil present on site should be removed and disposed of appropriately.
Reason: To reduce the spread of invasive non-native species and impacts on sensitive habitats throughout DLR.

Parks

No objection to the proposed development.

Forward Planning Infrastructure

No objection to the proposed development.

Capital Projects

No objection to the proposed development.

Environment Enforcement

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

Plans to be carried out:

- Baseline noise survey
- Public Liaison Plan
- Operational Waste Management Plan
- Pest Control Plan

Property Management

No objection to the proposed development

Transportation Planning

No objection to the proposed development

Active Travel

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

Coordination of the programme of works for the Proposed Development at the Boylan Centre with Active Travel, particularly as regards utilities and construction works.

Climate Action

No objection to the proposed development

Drainage Planning

No objection to the proposed development subject to:

- Detailed design being agreed in writing with Drainage Planning.

Traffic and Road Safety

No objection to the proposed development

Planning

No objection to the proposed development.

9. Statutory Bodies/Organisations

Details were submitted to the following Statutory Bodies/Organisations:

- Development Applications Unit-Department of Housing, Local Government and Heritage
- Córas Iompair Éireann (CIE)

- Transport Infrastructure Ireland
- National Transport Authorities
- Uisce Éireann
- Public Participation Network (PPN)
- An Taisce – The National Trust for Ireland

Two submissions were received:

Transport Infrastructure Ireland:

No observations to make

Uisce Éireann (UÉ):

Confirmed that water connection is feasible without infrastructure upgrade by Uisce Éireann and wastewater connection is feasible without infrastructure upgrade by Uisce Éireann.

Recommendations:

- The Development must incorporate Sustainable Drainage Systems/ Attenuation in the management of storm water and to reduce surface water inflow into the receiving combined sewer. Full details of these must be agreed with the LA Drainage Division.
- To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following;
 - 1) Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
 - 2) There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.
 - 3) The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure**.
 - 4) The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

Response: The recommendations received from Uisce Éireann are all standard conditions which will be complied with when a formal connection application for the development is made. The applicant has incorporated into the proposals Sustainable Drainage Systems/Attenuation in the management of storm water and to reduce surface water inflow into the receiving combined sewer, which have been agreed with DLR Drainage Division

10. Submissions/Observations:

Submissions:

1. SUBMISSIONS/OBSERVATIONS

10.1. Submissions

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001-2018 (as amended), the Council gave notice of the proposed development at, the former site of the Boylan Centre, Sussex Street Dún Laoghaire and at Eblana Avenue Dún Laoghaire in the Irish Independent on 13th March 2026. A site notice (in the prescribed format) was also erected on the site and maintained in place for the prescribed period.

10.2. TABLE A: List of persons/bodies who made submissions

Nineteen submissions were received within the stipulated time period which are listed as follows:

No	Ref.	Name
1	ANON-ZBJ9-FE2B-X	Colin Fuller
2	ANON-ZBJ9-FE2Q-D	Kevin Hunt
3	ANON-ZBJ9-FE23-F	David Plant
4	ANON-ZBJ9-FE2M-9	Richard Collumb
5	ANON-ZBJ9-FE2J-6	Georgina Maples
6	ANON-ZBJ9-FE25-H	Elizabeth O'Connor
7	ANON-ZBJ9-FE2N-A	Ray Liddy
8	ANON-ZBJ9-FE27-K	Nicholas O'Neill
9	ANON-ZBJ9-FE2H-4	Fergal MacCabe
10	ANON-33QK-1XXY-V	Natacha Fitzgerald-Soto
11	ANON-BSWU-3EXE-P	Niall Lawlor
12	BHLF-BQ1E-KA8G-M	Jackie Wilson
13	BHLF-DADH-SE59-Q	Shauna Callaghan
14	ANON-5CJT-5G8P-T	Dun Laoghaire Town Teams Committee
15	ANON-35W3-386T-7	Dùn Laoghaire Business Association
16	ANON-JCRZ-615F-U	The Glasshouses GH2 (Chad Gilmer)
17	ANON-F4YD-485N-6	Lin Xu
18	ANON-AS87-NB88-3	Brian Dunphy
19	ANON-RHCC-7A87-7	Andrew Rankin

10.3 Summary of the issues raised in the submissions/observations received

Certain issues in relation to the proposal were raised. -The submissions (and the detail pertinent to the respective submissions) are duly noted and have been assessed accordingly. The pertinent issues raised, and the Chief Executive's responses are summarised on the following pages;

	Issue Raised	Responses
1	Design, Density, Height, Scale, Daylight/ Sunlight, Separation Distance	The Planning Authority assessed the proposed development in the context of the established mixed-use character of the area, the zoning and policy framework for the Old Town Quarter, and the relationship of the development to adjoining properties. The seven-storey apartment block is acceptable in principle given the site context and proximity to St. Michael's Hospital and other taller buildings. The setback upper floors to Sussex Street help mitigate visual impact and maintain streetscape character and create an appropriately designed building of scale for this site. In terms of daylight and sunlight impacts, given the scale of the development in a tight urban grain, there is some overshadowing of adjoining properties however the assessment undertaken indicates that this is not excessive, and the scheme has been well designed to minimise impact. Having regard to the scale, height and massing of the proposed development, its town-centre location and the assessment submitted, it is considered that the proposal will not result in an unacceptable or undue impact on residential amenity and is consistent with the proper planning and sustainable development of the area and the objectives of the County Development Plan. It was noted that a property on Lower George's Street was omitted from the Daylight, Sunlight and Overshadowing Assessment report. An assessment has been undertaken of the Potential Impact to Daylight and Sunlight Availability in that property. It found the property is entirely south of the proposed development. The sunlight it enjoys, both internal and externally, will not be impacted by the proposed development. The proposed development meets the recommendations for sunlight in the BRE guidelines BR209:2022 A desktop study has been undertaken of a sample of windows on each floor of the property. It was found that there will be a negligible reduction in daylight; the apartments will continue to experience high levels of daylight, the windows will

	retain levels of vertical sky component (VSC) in excess of 27%. This meets the recommendations for daylight in the BRE guidelines BR209:2022. Concerns were raised regarding the Methodology of the Daylight and Sunlight Analysis, interpretation and weighting of impacts. The daylight and sunlight report, in relation to neighbouring structures, is carried out as per the methodologies set out in the relevant standard, the BRE guidelines BR209:2022. It sets quantifiable impacts of a proposed development, which are interpreted as part of the planning assessment. This is of particular importance in the context of national and local policies for the consolidation and densification of urban areas. Throughout the BRE guidelines there are different metrics for measurement. Generally, there is a statement that if a neighbour retains 80% of the metric, be it one of daylight or sunlight, then the development meets the recommendations of the BRE guidelines. In Appendix H, the BRE guidelines classify impacts as Negligible, Minor, Moderate and Major. Section 2 of the Daylight, Sunlight and Overshadowing Assessment document comprehensively sets out the methodology and established thresholds referenced throughout the report. There is professional judgment in determining the level of impact and a specialist Consultant was appointed to carry out this assessment in line with best practice. The measurement of daylight or sunlight is individual to a particular property, i.e. House A is not affected by a reduction in amenity of House B. Each metric in the daylight and sunlight report quantifies and judges the window or amenity space individually. In the executive summary it states that range of reduction is minor to moderate. The Planning Authority has considered the issues raised in this submission. Overall, while some reductions in daylight and sunlight are acknowledged, the minor impacts as detailed in the daylight and sunlight report are generally acceptable and accord with the proper planning and sustainable development of the area.
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	Observations were received from two properties regarding separation distances from the proposed development. It was noted in the observations that the proposed development is within 20-40 metres from properties on Lower George's Street. Specific Planning Policy Requirement (SPPR) 1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 which takes precedence over the County Development Plan, indicates a minimum separation distance of 16 metres is acceptable between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. It was noted in an observation that the proposed development provides a 13.5m separation distance to the existing rear main building line of a dwelling on Eblana Avenue to the northeast elevation of the apartment building. The design has taken into consideration the properties to the north of the development on Eblana Avenue. The windows on the first and second floor northeast elevation of the proposed apartment block are angled to face Sussex Street as privacy measures to mitigate overlooking of the properties on Eblana Ave; above that level the windows are not considered directly opposing. The Planning Authority consider that, having regards to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, that the proposal accords with SPPR 1, in that separation distances of less than 16 metres may be considered acceptable in circumstances where there is no opposing windows serving habitable rooms, and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity space. It is considered that in relation to overlooking the proposed development is located in an existing tight grain built-up area of Dùn Laoghaire within an existing urban quarter on a brownfield site which is already developed. It is noted that there is already a tall building at the Hospital directly adjacent. There
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		are reasonably good separation distances from the front of the proposed building towards the roadway and to the properties in the vicinity. In addition, the building has been designed to minimise overlooking and overshadowing while providing for a development of high density which is required for the area. Given this, the separation space provided and the urban nature of the site, the Planning Authority do not consider that the proposals would have an undue overlooking impact on the existing surrounding properties. The Planning Authority has considered the issues related to the planned residential conversions on Sussex Street raised, including the provisions of Policy Objective PHP19 and Section 12.3.7.8 of the Dún Laoghaire–Rathdown County Development Plan 2022–2028 relating to the promotion of residential use over existing commercial premises within the environs of Dún Laoghaire. The proposed development has been assessed in the context of the established mixed-use character of the area, the zoning and policy framework for the Old Town Quarter, and the relationship of the development to adjoining properties. Having regard to the scale, height and massing of the proposed development, its town-centre location and the assessment submitted, it is considered that the proposal will not result in an unacceptable or undue impact on residential amenity and is consistent with the proper planning and sustainable development of the area and the objectives of the County Development Plan.
2	Parking Removal of existing parking spaces/on-street parking	The proposed removal of 25no. surface parking spaces accessed off Sussex Street and the southern access lane, allow the maximum area of this valuable town centre site to be developed into much needed Housing and Community accommodation. The proposed development does not include the removal of any parking spaces where a Resident Parking Permit is valid as resident parking permits are not valid to be used in the proposed 25nr. Surface parking spaces

	Parking for residents	proposed to be removed. Furthermore, residents of the proposed purpose-built apartment block will not be entitled to parking permits in accordance with the DLRCC County Council Parking Control Bye-Laws, 2026. Given that the area is subject to stringent parking controls, the scope for errant parking is greatly reduced, even with the proposed reduction in car parking provision. The proposed 25no. car parking spaces will be removed permanently, and on-street parking to the east side of Sussex Street, along the two-way extent, will be retained. Given that the proposed scheme seeks to maximise the use of housing and community space in this central urban location, and that the proposed layout is designed to maximise this objective, the provision of on-street car parking on the existing access laneway would obstruct necessary vehicular movements especially for larger vehicles such as fire-tenders, delivery and refuse vehicles. The development site is located in a well-connected, central location with enforced parking controls in the surrounding area. In line with recent Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, the application site has been identified as being in a highly accessible urban location with good access to employment, education and institutional uses and public transport. Under the guidelines, it is a specific planning policy requirement that in city centres and urban neighbourhoods car-parking provision should be minimised, substantially reduced or wholly eliminated.’ Due to the site’s close proximity to public transport, recreation, cultural, commercial and retail spaces, no parking is proposed to be provided for the Residential Development. The County Development Plan sets no minimum car parking standards in Major Town areas such as Dún Laoghaire. Therefore, the proposed provision of zero parking spaces for use by the residential facility is in accordance with the County Development Plan, as adopted, and the Compact Settlement Guidelines. It is
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	proposed to provide 1no. Accessible parking space and an Accessible drop off space for the use of the Community Facility near the main entrance. Residents of the proposed purpose-built apartment block will not be entitled to parking permits in accordance with the DLRCC County Council Parking Control Byelaws, 2026 and the area is also subject to stringent parking controls. Appendix 3 of the DLRCC County Development plan has Development Management Thresholds which typically require a Traffic and Transport Assessment to be provided for developments which exceed the provision of 200 units. The location of the proposed development is situated in central Dún Laoghaire, with access to a high level of existing and planned public transport services with good interchange potential, and a high level of service accessibility by walking and cycling. Given that no private car parking is included in the proposal, and taking into account the proposed changes to the area associated with Phase 2 of Living Streets: Dún Laoghaire, which will remove all through traffic from Sussex Street, it is expected that ultimately private vehicle trips and vehicle movements on Sussex Street will be reduced in comparison with the existing arrangement. 1. 25 No. on-street car parking spaces will be permanently removed. A number of on-street parking spaces will be retained on south eastern side of Sussex Street (Former Credit Union site side). 2. Resident permits are not currently usable for the existing car parking spaces; therefore, daytime long-term resident car parking remains unaffected. 3. Given that the proposed scheme seeks to maximise the use of housing and community space in this central urban location, and that the proposed layout is designed to maximise this objective, the provision of on-street car parking on the existing access laneway would obstruct necessary vehicular movements especially for larger vehicles such as fire-tenders, delivery and refuse vehicles.
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		The development is expected to reduce traffic in the area due to the removal of 25no. pay and display parking spaces, the removal of which facilitates safe pedestrian and cyclist movements and aligns with the Dún Laoghaire-Rathdown Development Plan (2022 – 2028) which aims to increase smarter travel to ensure that walking and cycling become the mode of choice for local trips. The number of car trips anticipated is not considered excessive and represents a significant reduction to the generated trips and car movement currently experienced the area. This maximum number of vehicles which are expected to visit the development during peak hours is calculated at 15 during am and peak hours, this represents residents being collected and or dropped off after work, ad hoc deliveries and refuse trucks. Visitor traffic generated by the development is not considered significant enough to warrant the introduction of further parking spaces. A Traffic and Parking Impact Assessment of the proposed development has been carried out by Curtins Consulting Engineers. The Assessment estimates operational vehicular trip generation and concludes that the proposed development shall not have any significant detrimental effect on traffic in the surrounding road network's operation.
3	Construction Impact and Nighttime Noise	It is not expected that the development would increase nighttime noise levels in the area, as there is no external function in the development which would generate noise at nighttime. It is anticipated that the removal of the existing informal communal areas around the Boylan Centre would result in decreased noise levels and anti-social behaviour. Strict noise, dust and vibration controls have been included in the outline construction management plan for the development. A baseline noise level survey will also be carried out to establish the existing (pre-development) sound

	environment at a site, measuring sound levels at points along the existing boundaries. The survey will be carried out in accordance with BS 5228 over a period of 7 days prior to the commencement of the works. The Outline Construction Management Plan prepared by Curtins Consulting Engineers (included in published Planning bundle: see 088035-CUR-00-XX-RP-C-00004.) notes that the working hours for site development and building works are restricted to 7am to 7pm on Monday to Friday and 8am to 2pm on Saturday, with no work allowed on Sundays & Public Holidays. There should be no construction noise at nighttime. The Outline Construction Management Plan lists the requirements a Contractor will have to meet, including regarding: • Communications with Local Stakeholders • Management of Construction Dust, Noise and Vibration • Construction Traffic Management • Hours of working / Delivery times • Construction and demolition waste management • Hoarding and Security The purpose of the Outline Construction Management Plan is to outline the general activities required for the construction of the proposed development during the construction phase. Once appointed, it will be the responsibility of the Main Contractor to prepare and submit a detailed Construction Management Plan for approval.
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4	Deliveries & Access Control to Laneway	It is not proposed to include access control or restriction on either Sussex Street or the laneway as they are public roads. Access for residents and businesses will be maintained to facilitate deliveries, waste collection and emergency access. Swept Path Analysis for a fire tender, refuse lorry and car along Sussex Street and the access lane to the south have been undertaken and were included in the published Part 8 bundle. These demonstrate that the vehicular circulation around the proposed scheme can be safely accommodated.
5	Estate Management & Anti-Social	The block will be managed by DLRCOCO, or a management agent working on its behalf. The proposed scheme provides for access control to secured semi-private amenity space, a covered bicycle parking and bin stores - accessible to residents of the development. There are three points of entry; a pedestrian gate off Sussex Street, a service gate off the southern access road and through the main entrance door to the apartment building. Each route will have an electronic access control system facilitating access to residents, waste collection, DLR maintenance personnel and Emergency Services. The Apartment Building Main Entrance and 3no. own-door ground floor apartments provide passive surveillance of the southern access road. The community facility provides activity and passive surveillance at ground floor level onto Sussex Street. There are no unobserved areas of public realm available around the proposed development for antisocial behaviour to take place.
6	Capacity for large scale housing in Dún Laoghaire	The subject site is within 5-minute walk (300m) from high quality public transport, Dún Laoghaire DART station, and in close proximity to the services and amenities available in Dún Laoghaire Town Centre.

		The site is zoned Objective MTC – Major Town Centre under the Dún Laoghaire-Rathdown County Development Plan 2022–2028. Residential and community facility uses are permitted in principle, and the proposal aligns with this zoning objective. The Planning Authority considers the proposed development to be in accordance with the proper planning and sustainable development of the area. The proposed development has been well designed and considered, and it will provide for much needed residential accommodation and communal facilities on this underutilised site.
7	Other Issues Art Tenure Mix Facilitating the Living Street Development	DLRCC welcome this positive observation regarding the mural art at and around the Boylan Centre building. A concept sketch for this has been prepared and will be considered at detailed design stage. The tenure mix is determined after the Part 8 and in accordance with the guidance set out by Local Authority Policies. The proposed scheme incorporates a raised table with a buff-coloured shared surface material at the junction of Sussex Street and the southern access lane, at the point where the proposed Living Street development ends. The shared street surface will act as a traffic calming measure which will prioritise pedestrian movement. This crossing point, along with proposed public seating and landscaping, will enhance pedestrian linkages, accessibility and pedestrian and cyclist permeability between the town centre, Crofton Road and the waterfront areas.

8	In Favour of Proposal	Ten submissions welcomed the development. DLRCC welcomes the positive feedback for the proposal and acknowledges the strong demand for housing in the area.
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11. Recommendation

The proposed development is in accordance with the provisions of the 2022 to 2028 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area.

In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

Subject to the above, Members are hereby notified in accordance with Section 138 of the Local Government Act 2001, as amended, of the intention to proceed with the proposed development, subject to the following conditions:

1. All of the Biodiversity Officer's recommendations to be carried out.
2. The following to be undertaken:
 - Baseline noise survey
 - Public Liaison Plan
 - Operational Waste Management Plan
 - Pest Control Plan
3. Coordination of the programme of works for the proposed development at the Boylan Centre with Active Travel, in particular with regard to utilities and construction works.
4. Detailed design being agreed in writing with Drainage Planning.
5. All of Uisce Éireann's recommendations to be carried out.

And to any such minor or immaterial alterations to the plans and particulars of the development.

Gerard O'Sullivan
Director of Services
Housing Department