

1. Any new development proposal on site must respect its designation within Passage West Architectural Conservation Area, and have regard to the visual prominence of the site and to its context relative to neighbouring existing buildings. In this regard the Planning Authority considers that the height and form of the proposed mixed use building needs to be amended and the proposed individual house design reworked. You are therefore requested to submit revised drawings/details to take account of the following:
 - a) reducing the scale of the mixed use building through the omission of the fourth storey and reduction/staggering of the third floor level (most notably to address the corner of Chapel Square), consideration of incorporation of two high quality facades on both the eastern and western elevation, altering the building mass through introduction of fragmented portions to represent a more vertical emphasis, revision of the balcony design (inset from main elevation) and omission of the rounded north-western corner of the building
 - b) details and samples of all proposed external finishes to the mixed use building which should take account of the requirement to break up the facade of the building and consider future maintenance requirements
 - c) having regard to the reduced scale scheme and requirement to amend the balcony layout a schedule of apartment floor areas in the mixed use building which show compliance with the required minimum floor areas and standards as set out in the Sustainable Urban Housing: Design Standard for New Apartments, Guidelines for Planning Authorities (2015)
 - d) revised photomontages reflecting the amended mixed use building
 - e) completely revising the individual house design to reflect a simple contemporary design form. Please also provide a detailed description of all proposed external finishes including colours and revised drawings at a scale of 1:100 indicating the finishes.
 - f) a revised site section through the housing element from the centre of the Back Road (L2475) through to the eastern site boundary
 - g) details (including appropriately scaled drawings) of all contemporary elements proposed to the convent building including revision of the fire escape to the south-west elevation, details of finishes, external fire escape stairs and external treatment finishes of the new link corridor
 - h) clarification of how it is intended to deal with utility requirements for the convent building and mixed use building particularly in relation to satellite dishes, CCTV, alarm boxes, etc.
 - i) proposals for the consolidation and securing of the existing convent building prior to the commencement of any development works on site as part of an overall phasing programme for site development works

Please note that changes to internal floor areas should be clearly indicated on the revised floor plan drawings submitted in response.

2. With regard to the overall site layout the Planning Authority has concerns about the usability and positioning of the indicated main area of public open space on site having regard to the fact that it is not actively overlooked and therefore has the potential for attracting anti-social behaviour. You are therefore requested to submit a revised overall layout for the proposed individual housing element of the development. This revised layout should:
 - a) indicate the omission of house nos. 1 and 2 having regard to concerns about the indicated parking arrangements and proposed retaining wall construction at this point
 - b) consider setting back dwellings 11-18 closer to the eastern site boundary such that a central area of public open space is provided with the new dwellings fronting onto same
 - c) all internal roads within the housing element of the development should be designed in accordance with DMURS (2015) standards