

An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300879-18

Proposed Development: 159 apartment units in 3 no. blocks and 1 no. mews building, commercial/retail space including a crèche, community building, 2 no. retail units and all associated site works.

Former Baily Court Hotel, Main Street and lands located south of the Martello Tower on Balscadden Road, Howth, Co. Dublin.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

Internal Access Road

1. Further consideration of the documents as they relate to the hierarchy and configuration of the proposed internal spine road and turning area with specific reference to the Design Manual for Urban Roads and Streets and to the potential to create a pedestrian zone linking Main Street and the Balscadden Road and the proposed public plazas within the site. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Car Parking

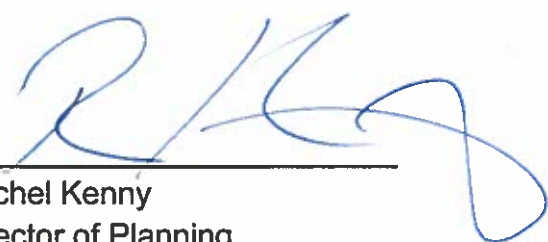
2. Further consideration of the documents as they relate to car parking on the site. This further consideration should have regard to Chapter 4 of the Sustainable Urban Housing: Design Standards for New Apartments (2018) and to the National Planning Framework and in particular National Policy Objective 13. This should include a detailed analysis of car parking demand particularly in the context of the proximity of the site to the Dart and Dublin Bus Services, the nature of the non-residential uses proposed on site, and the provision on the site of measures to support car sharing. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Additional photomontage images from the Balscadden Road and from Abbey Street and a series of drawings, specifically cross sections at appropriate intervals showing the proposed development and the relationship with existing dwellings adjacent the site to the west. Drawings should be appropriately scaled. Site sections should be clearly labelled and located on a layout 'key' plan.
2. Detailed rationale for the design approach of both Block A and the height and design of the northern element of Block C as it relates to the Martello Tower the western element as it relates to Abbey Street.
3. Details of all materials proposed for the proposed buildings, open spaces, paved areas, boundary and retaining walls.
4. Cross sections of all SuDS features proposed on site in the context of surface water management on the site.
5. A full and complete drawing that details all boundary treatments.
6. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.
7. The inclusion of Sutton Cross in the Traffic Impact Assessment.
8. A phasing plan for the proposed development.
9. A site layout that details areas to be taken in charge by the local authority.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. National Transport Authority
2. Minister for Culture, Heritage and the Gaeltacht (archaeology and architectural heritage and nature conservation)
3. Heritage Council (archaeology and architectural heritage and nature conservation)
4. An Taisce — the National Trust for Ireland (archaeology and architectural heritage and nature conservation)
5. Irish Water
6. Fingal County Childcare Committee



Rachel Kenny
Director of Planning

gk April, 2018

