



An  
Bord  
Pleanála

**Case Reference:  
ABP-303022-18**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: Demolition of existing buildings, 10 year permission for construction of 420 no. residential dwellings, childcare facility, 3 no. retail units, provision of school site and associated site works.**

**Newcastle South and Ballynakelly, Newcastle, 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.

1. Further consideration is required in respect of the documentation relating to the compliance of the proposed development with the provisions on the development plan, in particular the zoning of a rectangular area along the central part of the western site boundary as open space and the objectives to provide roads running east to west through the site and around the area zoned as open space that link with the road running north to Main Street to

the west of the site. The documentation submitted with any application should be sufficient to demonstrate how the proposed development would be compatible with the achievement of those objectives of the development plan for roads, open space and residential development on both the site and in the adjoining area to its west that is outside the prospective applicant's ownership in accordance with the development plan and the local area plan, having regard to the existing road from Main Street by St. Finian's National School along the line of the roads objective in the development plan, as well as the roads authorised by the permission granted under ABP-301421 Reg. Ref.SD17A/0358 including street No. 4 in the southern part of that authorised development. The submitted documentation should show streets in the proposed development that would be taken in charge by the planning authority up to the boundary of the site in line and at the level with the authorised streets and in line with the roads objectives of the development plan and the layout shown on the local area plan. The submitted documentation should be sufficient to demonstrate and justify any other proposed deviation from the layout of streets in the area shown in the local area plan, and should have regard to the advice at section 4.4.6 of DMURS that the alignment of link streets generally needs to be directional to efficiently link destinations, without major changes in their horizontal alignment.

2. Further consideration of the documentation relating to the level of amenity and design for the proposed apartments. The documentation should include a housing quality assessment which provides the specific information regarding the proposed apartments required by section 6 of the 2018 Guidelines on Design Standards for New Apartments. The assessment should demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements, with suitable tables and calculations. The submitted documents should demonstrate that the proposed apartments would be provided with a suitable outlook and an appropriate level of privacy and open space, in particular with reference those on the ground floor of the three storey duplex buildings. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the

2018 guidelines should also be submitted which should indicate that the apartments would be finished with materials that minimise the cost of ongoing maintenance.

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. A plan showing all areas of the proposed development that would be taken in charge by the planning authority.
2. A report demonstrating compliance with the applicable standards set out in DMURS and the National Cycle Manual in relation to the proposed development. The report should specify the role of each street in the scheme, whether as a link street, a local street or a shared surface, and the proposed specifications for each should not be exceeded. It should also clarify that the parking standards set out in the development plan have not been exceeded. The report should have due regard to the advice against shared cycle and pedestrian facilities in section 1.9 of the National Cycle Manual. If shared tracks are proposed as amenity features along open space, then alternative routes for travel rather than recreation by pedestrians and cyclist movements should be provided, in particular along the East-West link street.
3. A phasing scheme for the development which would indicate how supporting facilities and infrastructure for the proposed housing would be provided in a timely and orderly manner in accordance with the phasing scheme set out in section 8 of the LAP. If permission is sought for a period in excess of the 5 years that would normally apply under section 40(3)(b) of the Planning and Development Act 2000, as amended, then a justification for the longer period would need to be submitted and it would need to be included in the description of the development on the published notices.

4. A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.
5. Proposals for water supply and foul drainage. The prospective applicant is advised to consult with Irish Water and the relevant technical section of the planning authority prior to the submission of the application. The submitted documentation should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached.
6. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting. Cross sections and levels of proposed open space should be provided.
7. A draft construction management plan
8. A draft waste management plan.

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. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. National Transport Authority
5. Transport Infrastructure Ireland
6. Irish Water

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Tom Rabbette  
Assistant Director of Planning  
January, 2019