



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-303228-18

Proposed Development: 174 no. apartments and creche and all associated ancillary infrastructure and development works.

Hearse Road, Donabate, 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 constitute a reasonable basis for an application for strategic housing development.

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. Detailed phasing proposals, in the context of the development permitted on the overall site under F17A/0113, to include the creche provision and the railway overbridge.
2. Construction and Environmental Management Plan, to include details of traffic management, waste management and tree protection measures.

3. Photomontages, cross sections, visual impact analysis, shadow analysis and landscaping details to indicate potential impacts on visual and residential amenities including in particular impacts on Newbridge Demesne, Hearse Road and Prospect Hill, to include 3D visualisation of the scheme.
4. Detailed cross sections indicating levels relative to Hearse Road, the railway line, Prospect Hill and the development permitted under F17A/0113.
5. Tree Survey, Arboricultural Assessment and landscaping proposals to address (i) impacts on existing trees at the site and in its vicinity; (ii) the purpose and nature of each of the communal open spaces; (iii) the provision of play areas; (iv) the quantity, type and location of all proposed hard and soft landscaping; (v) details of all boundary treatments; (vi) the provision of a high quality public realm for residents of the scheme and as a contribution to the amenities of the area and (vii) retention of trees at the Hearse Road frontage and along the boundary with Prospect Hill and provision of enhanced landscaping at these locations, in accordance with LAP objective to protect views along Hearse Road and to retain mature trees along the Newbridge Demesne boundary and approach road to Donabate. The proposed landscaping scheme shall be integrated with parking, roads and access proposals and detailed SUDS measures.
6. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development.
7. Rationale for the proposed car and cycle parking provision with regard to the standards set out in Chapter 12 of the Fingal County Development Plan 2017-2023 and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, to include (i) evidence based data from comparable developments in similar geographical locations to justify the proposed car and cycle parking provision; (ii) details of car and cycle parking management measures and the provision of visitor parking and (iii) a Mobility Management Plan.
8. Details of pedestrian and cycle connections to Hearse Road and to the railway line overbridge, to include those provided under F17A/0113.

9. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority.
10. Assessment of noise and vibration impacts on residential units from the Dublin / Belfast railway line, to include noise and vibration mitigation measures if necessary.
11. Details of proposed archaeological mitigation measures.
12. AA Screening Report and Ecological Impact Assessment updated from those prepared for Reg. Ref. F17A/0113.
13. Rationale for proposed childcare provision in the context of the Childcare Facilities Guidelines for Planning Authorities and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.

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. Irish Water
2. Department of Culture, Heritage and the Gaeltacht
3. Transport Infrastructure Ireland
4. National Transport Authority
5. An Taisce-the National Trust for Ireland
6. Heritage Council
7. Failte Ireland
8. An Comhairle Ealaíonn
9. Fingal County Childcare Committee

Assistant Director of Planning
, 2019