



An  
Bord  
Pleanála

**Case Reference:  
ABP-303300-18**

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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: 259 no. dwellings (221 no. houses and 38 no. apartments), creche and all associated site works.**

**In the townland of Regles, Minister's Road, Lusk, 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. Density and residential unit mix

Further consideration and amendment of the documents as they relate to the density proposed and the residential unit mix. This consideration should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such sites. Particular regard should be had to the need

to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to established social and community services in Lusk. The documents at application stage should include a site layout plan clearly indicating what lands (if any) were excluded from the calculation of the net density and a justification (if applicable) as to why such lands were excluded, the justification should have regard to, inter alia, Appendix A of the above mentioned guidelines. Further consideration in the documentation should also be given to the unit mix having regard to the need to deliver sustainable communities in new residential developments.

## 2. Site layout and urban design strategy

Further consideration and amendment of the documents as they relate to the proposed site layout and urban design strategy. In that regard, the following matters should be addressed in the documentation:

- (i) Notwithstanding the contents of the statement of consistency relating to the 12 criteria of the 'Urban Design Manual – A best practice guide' (May 2009) submitted at pre-application stage, An Bord Pleanála is of the opinion that the documentation relating to site layout and overall urban design strategy could be better informed by the stated 12 criteria. The documentation at application stage should clearly indicate how the 12 criteria were applied and, in that regard, the submitted drawings, as well as the written statements, should demonstrate consistency with the 12 criteria.
- (ii) The statement of consistency submitted does not make reference to the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (December 2018). The documentation – drawings as well as written statements - at application stage should demonstrate consistency with these (and other) guidelines.
- (iii) Further consideration and/or justification of the documents as they relate to the proposed road/street layout. Notwithstanding reference to the submission of a document titled 'Statement of Compliance with DMURS' (ref. page 26 of 'Planning Report & Statement of Consistency' – Delphi Architects + Planner), no such document was submitted. Consistency with the principles, approaches and standards as set in DMURS, which include,

inter alia, a multidisciplinary design process, should be evident in the overall layout.

Further consideration of the above may require possible amendment to the documents and/or design proposals.

(3) Quantum and distribution of public open space

Further consideration and/or justification of the documents as they relate to both the quantum and distribution of the open space provision across the site. The documentation at application stage should address the rationale for the location of the open space and also how it interfaces with, and relates to, the lands adjoining the site to the east which are zoned open space in the statutory development plan for the area.

(4) Wastewater infrastructure

Further consideration and clarification in the documents with regards to the proposed wastewater services. In particular, the consideration/clarification should address the contents of the submission from Irish Water (dated 23/01/19) concerning the need to upgrade the Chapel Farm wastewater pumping station to facilitate the connection of the development to wastewater infrastructure. Clarity is required at application stage as to what upgrade works are required, who is to deliver these works, when are the works to be delivered relative to the completion of the proposed housing development and whether such upgrade works are to be the subject of separate consent processes. The prospective applicant should satisfy himself/herself that the application for the proposed development is not premature pending the delivery of the upgrade works referred to above.

(5) Crèche location

Further consideration and/or justification in the documents as they relate to the location of the proposed crèche and its interface/relationship with the surrounding open space if the proposed location as indicated in the pre-application consultation documents is to be maintained.

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. The information referred to in article 299B(1)(b)(ii)(II) and 299B(1)(c) [if applicable] of the Planning and Development Regulations 2001-2018 in a standalone document.
2. A site layout plan indicating what areas are being proposed to be taken in charge by the local authority. In that regard, all routes of connectivity (pedestrian, cycle and vehicular) to adjoining lands, where proposed, should be indicated going right up to the shared boundary with adjoining lands.
3. A response to the issues raised in the submission from the Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht (dated 11<sup>th</sup> January 2019) concerning archaeological heritage protection.
4. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including furniture and play equipment, where proposed. The landscaping plan should provide colour coded details of walking/cycling routes proposed within the development.

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. Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3. Heritage Council
4. An Taisce – the National Trust for Ireland

**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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Rachel Kenny

Director of Planning

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