



An  
Bord  
Pleanála

**Case Reference:**

**ABP303986-19**

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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: 283 no. houses and 121 no. apartments and associated site works. Newcastle South & 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 achievement of an acceptable standard of urban design within the proposed development and its integration with existing, permitted and planned development on adjoining land in compliance with the provisions of DMURS, the development plan (including its zoning and roads objectives) and the local area plan (including its indicative layout). The documentation should illustrate how the proposed development would provide suitable street frontage along the main street through the site and along the eastern and southern side of the planned square around the area zoned as open space along the western site boundary, while providing a rectilinear layout of streets with perpendicular

junctions and omitting the doubling up of parallel carriageways; and showing how links would be provided to the streets in existing and permitted housing on neighbouring land and how they could be provided to future residential development on the neighbouring lands zoned for such.

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. Site layout plans showing the proposed development overlain with the zoning and roads objectives that apply to the site under the county development plan and the indicative layout set out in the local area plan.
2. A housing quality assessment which provides the specific information regarding the proposed apartments (including the own-door units) required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
3. A report demonstrating compliance with the applicable design principles and specifications set out in DMURS and the National Cycle Manual.
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. A phasing scheme for the development which would indicate how open space and access for the proposed housing would be provided in a timely and orderly manner, and a taking-in-charge plan.
6. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
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, (in relation to archaeological protection and historical interest)
2. The Heritage Council (in relation to archaeological protection and historical interest)
3. An Taisce — the National Trust for Ireland (in relation to archaeological protection and historical interest)
4. Transport Infrastructure Ireland (in relation to surface water drainage and transport)
5. National Transport Authority (in relation to transport)
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

Director of Planning/Assistant Director of Planning

May, 2019

