



An
Bord
Pleanála

**Case Reference:
ABP-304036-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 130 no. residential units, creche and associated site works.

Lands at Skerries Road, Palmer Road and Palmer Avenue, Rush, 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.

Density

Further consideration of documents as they relate to density and compliance with the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in the context of the definition of net density as set out in Appendix A of the Guidelines. Particular regard should be had to the need to develop the site at a sufficiently high density to provide for an acceptable efficiency in

serviceable land usage having regard to the character and location of this infill site on zoned serviced land in the hinterland area of the GDA and given its proximity to established social and community services in the area. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

Architectural Approach and Overall Layout

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The overall design approach to the site to ensure that:
 - the development appropriately responds to the sites context including that the need to create strong urban edges and an appropriate public realm having regard to the extent of road frontages abutting the site;
 - that an appropriate range of housing typologies and mix is provided, a high quality living environment created and that a development of sufficient scale and height is promoted;
 - that the central boulevard is appropriately designed to ensure no conflict between pedestrians, parking and vehicular movements;
 - that the crèche is appropriately located having regard to appropriate parking and set down arrangements.
- The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration. Particular regard should be had to ensure that the open space is appropriately connected, particularly in relation to adjacent developments.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Roads Infrastructure, Access and Parking

Further consideration of documents as they relate to road infrastructure and parking particularly in relation to:

- The extent of works to be undertaken to Palmers Avenue including provision of footpaths, cycle paths, public lighting and future tie in works with existing and proposed road infrastructure.
- The design of the junction with the Skerries Road having regard to the conservation importance of the existing boundary wall.
- Access, parking and set down arrangements for the crèche.
- Compliance with DMURS particularly with regard to off street parking and street enclosure.
- The provision of adequate cycle parking including visitor cycle parking.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Surface Water Drainage and Flooding

Further consideration of documents as they relate to surface water drainage and flooding particularly in relation to:

- The proposed measures to incorporate SuDS such as swales, integrated tree pits, bio retention areas etc.
- The requirement to consider potential flood risk associated with the Kenure Stream.

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 detailed report outlining the proposed works to be undertaken to Palmers Avenue in terms of pedestrian and cycle facilities, public lighting and any road upgrade works necessary to facilitate the development and provide for appropriate connections to the wider area. The report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development. Details of areas to be taken in charge should be detailed.
2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, landscaped areas, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development.
3. Photomontages/CGI's to include views of the development when viewed from within the scheme along the central boulevard and externally from Palmers Road, Palmers Avenue, Skerries Road and St. Maur's Park.
4. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets.
5. Landscaping proposals including and overall landscape masterplan for the development site including detail of tree planting, quantity, type and location of all proposed hard and soft landscaping including details of play equipment, public lighting, pedestrian and vehicular entrances and boundary treatments. The landscape plan should specifically detail how material from the demesne wall will be salvaged and re-used in the landscaping proposals.

6. Childcare demand analysis and the likely demand for childcare places resulting from the proposed 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. Transport Infrastructure Ireland
2. National Transport Authority
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Irish Water
7. Fingal County Childcare Committee

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.

Rachel Kenny
Director of Planning
,2019